

Huge

LOUISA COUNTY LAND & REAL ESTATE AUCTION

514.79 ACRE M/L SELLS IN 9 ACRES

COLUMBUS JUNCTION, IA

Tracts #1, 2, 7, 8 & 9 are generally located north of Fredonia, along G40.

Tracts #3, 4, 5 & 6 are located 2 miles east of Columbus Jct on Hwy 92, then ¼ mile south on 140th St.

Auction to be held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Junction, Iowa

WEDNESDAY, JANUARY 18, 2017 | 1PM

514.79 ACRES M/L - 9 TRACTS

“Selling Choice with the Privilege” See complete terms at SteffesGroup.com

TRACT #1 – 102.41 Taxable Acres M/L with Irrigation System, Home & More

Farm & home are located at 1098 Iowa Street, Fredonia, IA.

FSA info: 103.08 acres tillable of which 22.54 acres are in the CRP.

CSR 2 of 52.5 (CSR 1 of 57) on the entire farm. Sections 20 & 21, Concord Twp.

This tract includes a Reinke Electrogator Model 665 1250' pivot irrigation system. Approx. 10,000 bu., approx. 7,000 bu., (2) 3,000 bu. grain bins, machine shed, Metal sided building & a 2 story home with 1,680 sq.ft. and 4 bedrooms.

TRACT #2 – 59.04 Taxable Acres M/L with GPS Irrigation System

Farm is located 1 ½ miles north of Fredonia on G40, then ¼ mile west on 170th St.

FSA info: 57.72 acres tillable of which 7.42 acres are in the CRP. CSR 2 of 44.6 (CSR 1 of 46.3) on the entire farm. Section 8, Concord Twp. This tract includes a Reinke Electrogator II, Model 2665 RPM Advanced 1000' pivot irrigation system.

TRACT #3 – 40 Acres M/L – Subject to final survey

FSA info: 38.77 acres tillable of which 13.2 acres are in the CRP. CSR 2 of 48 (CSR 1 of 43.5) on the entire farm. Section 28, Concord Twp. This tract includes (2) approx. 10,000 bu. grain bins, approx. 8,000 bu. grain bin, and an older shed.

TRACT #4 – 93 Acres M/L – Subject to final survey

FSA info: approx. 91.81 acres tillable of which approx. 35.55 acres are in the CRP.

CSR 2 of 45.5 (CSR 1 of 50.1) on the entire farm. Section 28, Concord Twp.

TRACT #5 – 26 Acres M/L – Subject to final survey

FSA info: approx. 26 acres tillable. of which approx. 12.5 acres are in the CRP.

CSR 2 of 46.6 (CSR 1 of 54.4) on the entire farm. Section 28, Concord Twp.

TRACT #6 – 4 BEDROOM HOME ON 5 ACRES M/L – Subject to final survey

Home is located at 20489 140th Street, Columbus Junction.

The 2 story home has 1,632 sq. ft. The main level has a bedroom & a full bath.

3 bedrooms upstairs. Original woodwork throughout the home. Partial basement.

Outbuildings include a detached 30'x40' 3 car garage, 40'x120' machine shed, & portable shed. All situated on 5 acres M/L, subject to final survey.

FSA info: 2.4 acres tillable. of which 2.21 acres are in the CRP. CSR 2 of 52.8 (CSR 1 of 54.2) on the tillable. Section 28, Concord Twp.

TRACT #7 – 130.62 Taxable Acres M/L

This tract is in the Wetlands Reserve Program, except 2.11 acres where a cabin is located. The tract is right on the banks of the Cedar River. The 2.11 acres are leased. Section 8, Concord Twp.

TRACT #8 – 51.19 Taxable Acres M/L

The tract runs along the Cedar River and is also in the Wetlands Reserve Program, except an area along the River. Section 8 & 17, Concord Twp.

TRACT #9 – 7.53 Taxable Acres M/L

This land presents a unique opportunity to purchase a small tract of land on the banks of the Cedar River with surrounding Wetland Reserve Program land. There are currently 6 cabin owners that are leasing the land. Section 17, Concord Twp.

VERNON JACK SWAIN ESTATE

Sharon Blom & Lewis David Wilson – Co-Executors

Steven A. Sents – Attorney



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