

Auction held at Steffes Pavilion, 605 E Winfield Ave., Mt. Pleasant.

**THUR, JANUARY 16, 2014 at 1 PM**

## 130 Acres M/L

### FARM #1 – Sells in Two Tracts

#### TRACT #1 – 40 Acres M/L (Subject to final survey)

Situated along Old Hwy 34. Building site on a hard surface road.

FSA info: Approx. 32.81 acres tillable. Balance being timber. 62.6 CSR on tillable and 59 on entire tract. Section 2, Tippecanoe Twp, Henry Co., IA

#### TRACT #2 – 43 Acres M/L (Subject to final survey)

Situated along 215th Street. FSA info: Approx. 28.87 acres tillable.

Balance being timber. 55.9 CSR on tillable and 48.7 on the entire Tract.

Section 35, Trenton Twp, Henry Co., IA

**Tracts #1 & #2:** 110 bu. corn yield & a 33.80 acre corn base. 26 bu. bean yield & a 24.50 acre bean base. 32 bu. wheat yield & a 3.4 acre wheat base.

### FARM #2 – 40 Acres M/L

Farm #2 is located 2 ½ miles south of Mt. Pleasant on W55/Franklin Ave, then ½ mile east on Fremont Ave., then ½ mile south on Fremont Ave.

Located at the corner of Fremont Ave. & Graham Ave.

FSA info: 37.42 acres tillable. 37.6 CSR on the tillable and 36.8 on the entire farm. Terrace & tiling completed in 2012. Rural water in area.

Section 25, Tippecanoe Twp, Henry Co., IA

**Farm #2:** 110 bu. corn yield & a 23.10 acre corn base. 26 bu. bean yield & a 12.20 acre bean base. 32 bu. wheat yield & a 2.10 acre wheat base.

### FARM #3 – 7.61 Surveyed Acres M/L

Farm #3 is located 4 miles south of Mt. Pleasant on Highway 218. It is located at the intersection of Highway 218 & Iowa Avenue.

Currently zoned A-1, Potential building site w/excellent highway exposure, w/a current entrance off of Iowa Ave. FSA info: 5.42 acres tillable. 22.3 CSR on the tillable. Rural water in area. Section 33, Center Twp, Henry Co., IA

**Farm #3:** 110 bu. corn yield & a 5.40 acre corn base.

**GARY A. SWART**

Gary L. Wiegel - Attorney

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**STEFFESGROUP.COM**



Selling with 2014  
Farming Rights

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