

# Northern Monroe Co. Prime Farm Land & Quality

## Modern Acreage w/Four Out Buildings Auction

Saturday, February 14 • 1:00 p.m.

To be held on site inside heated shop at 6947 110th St., Eddyville, IA

Located North of Lovilia, IA on Hwy 5 turn East on 110th app. 9.4 miles or North of Hwy 137 between Eddyville and Albia on 697 Ave. app. 1.5 mile. Watch for signs.



### Offering in Three Tracts



**Tract I:** 71.5 M/L acres; FSA information indicates 57 acres Prime Top Cropland with average CSR2 59.8 of entire tract. #1470 description L2, T-1470, Pleasant, Sec. 5. Good income producing ground with balance of timber and pond. Good perimeter fencing. Buyer must agree to honor Final 2015 contract of cash rent tenant of 57 acres.



6947 110<sup>th</sup> St., Eddyville, IA

**Tract II:** 8 M/L acres subject to final survey including nice 3 bedroom converted to 2- w/ huge master bedroom ranch style brick veneer home featuring finished basement w/poured concrete, Ideal mud room & cent. air, oak hardwood floors, stone fireplace, rural water, storm/bomb shelter accessible both inside and out, nice pond. Updates to include all brand new vinyl replacement windows and doors, brand new roof, home is ready to move into.

#### Out buildings:

20' x 24' 1½ car detached garage w/ vinyl siding, new steel roof, lined and insulated;

27' x 40' heated shop w/concrete floor, 100 amp elec. service and heavily wired, insulated w/12" insl. side wall and 24" in. ceiling, wood burning furnace, insulated over head door with adjacent 10' x 40' addition insulated, wired & lined to adjacent north large full length lean to adjacent east is wood furnace and wood storage room addition; 50' x 60' vintage barn, steel roof, all concrete floor, with 14' x 64' finished room w/ elec. and heat had been used for retail sales with upper storage in hay mount;

51' x 31' loafing-hay shed with near by elec. heated auto water with 2.6 acres M/L pasture.

**Tract III:** Combining Tracts I and II. Excellent hunting/recreational farm providing good income and surrounded by superb wildlife habitat of turkey, deer and more.

**TERMS:** 10% down day of auction with remaining principal balance to be paid at closing in app. 30 days in which possession will be the same. Owner's respectfully reserve the right to reject any and all bids for any reason. Verbal announcements take precedence of printed material. **Real Estate Taxes:** To be prorated to date of possession. Current taxes paid of \$2260 per year includes entire farm.

**Closing Attorney Fred Kreykes 641-628-2383**

For viewing appointment of home or buildings please contact Vicky Osterloh 641-226-4594.

**Brian & Samantha Osterloh, Owners**

See [www.vandonsler.com](http://www.vandonsler.com) for photos and more information  
Find us on Facebook at Van Donsler Auction Company



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Call Rick or Joy at 641-842-3055