



HENRY COUNTY, IOWA LAND AUCTION

TUESDAY, JANUARY 31ST @ 10:00 A.M.

**SALE TO BE HELD AT THE TWIN LAKES RECREATION CENTER,
409 N CLARK ST., WINFIELD, IA 52659**

163.79 Surveyed Acres • 2 Tracts

The Schenk Farm is located in Section 2 of Canaan Township, Henry County, Iowa. From the intersection of Co. Blacktop X23 and H28 proceed 1 mile north to the farm. Mt. Union is 4 miles southeast of Winfield, Iowa or 8 miles northeast of Mt. Pleasant, Iowa.

Farmers & Investors... Mark your calendars now for this high quality Henry County, Iowa land auction. Land represents productive tillable farmland with CSR2's in the 80's! Tract 2 is improved with a Morton storage building and grain storage. Both tracts offer great access and are in close proximity to a major grain elevator located in Mt. Union, Iowa.

HIGHLY PRODUCTIVE TILLABLE FARMLAND!

**Tract 1
81.82 Surveyed
Acres**

**Tract 2
81.97 Surveyed
Acres**



**ADDITIONAL
PHOTOS
AND VIRTUAL
AERIAL TOUR
AVAILABLE
ONLINE!**



TRACT 1 – 81.82 SURVEYED ACRES

- FSA figures should indicate approximately 79 acres tillable.
- Major soil types include Taintor & Mahaska.
- CSR2: 87.0!
- Access is along the north by 160th St.

TRACT 2 – 81.97 SURVEYED ACRES

- FSA figures should indicate approximately 73.62 acres tillable, of which 2.2 acres are enrolled in CRP with an annual payment of \$572.00 expiring in 2025 and .3 acres with an annual payment of \$88.00 expiring in 2025.
- Major soil types include Otley & Mahaska.
- CSR2: 80.9!
- This tract has been improved with several drop inlet terraces as well as a Morton 48' x 62' machinery building, 12,000 bushel of grain storage and other older outbuildings.
- Access is along the north by 160th St. and the east by Cty. Rd. X23 (Racine Ave.).

**DETAILS, MAPS & PHOTOS AVAILABLE ONLINE @:
www.sullivanauctioneers.com**

Land known locally as the Ralph Schenk Farm

S, S & B FARM PARTNERSHIP

Randy Schenk, Dennis Schenk & Roberta Berdo – Owners

ATTORNEY: James W. Miller • Cray Law Firm, PLC
420 North Roosevelt Avenue, Suite 110 • Burlington, IA 52601

**FOR ADDITIONAL INFORMATION, CONTACT:
Jim Huff (319) 931-9292 or Jeff Hoyer (319) 759-4320**

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