

Louisa County Land & Real Estate **AUCTION**

The land and house are located 1 1/2 miles east of Columbus Junction on Highway 92. 20737 Highway 92, COLUMBUS JCT, IA. Auction held at the Youth Learning Center at the Louisa County Fairgrounds, Columbus Jct., IA.

FRIDAY, JANUARY 29, 2016 | 10AM

180 Acres M/L (Subject to survey) - 4 TRACTS



Tracts #1, 2 & 3 will be "Selling Choice with the Privilege" High bidder may take #1, #2 or #3 or all tracts or any combination. Tract #4 will sell after; lump sum price.

Auctioneer's Note: The farm is selling Free and Clear for the 2016 farming season. This auction is selling by Court Order and will be transferred by Court Officer's Deed or Deeds.

TRACT #1 - 122 Acres M/L - Subject to survey FSA info: Approx. 103.77 NHEL acres tillable, balance timber. CSR2 of 45.9 (CSR 1 of 50.2) on the tillable. Sec. 28, Concord Township.

TRACT #2 - 27.62 Acres M/L - Subject to survey FSA info: 27.97 NHEL tillable acres. CSR2 of 43.4 (CSR 1 of 35.3) on the tillable. Sec. 20, Concord Township.

TRACT #3 - 27.53 Acres M/L - Subject to survey Recreational ground and Iowa River frontage. FSA info: 11.88 NHEL acres tillable. CSR2 of 64.3 (CSR 1 of 68.3) on the tillable. Sec. 20, Concord Township.

Tract #4 - 4 Bedroom, Ranch Style Home On 3 Acres M/L - Subject to survey

Home is located at 20737 Highway 92, Columbus Junction. Please note: home has not been lived in since 2007 and will be sold in its "as is" condition. This 4 bedroom home has 1,758 sq. ft. & was built in 1955. Features a large living room w/ hardwood floors, dining room w/ 2 built in corner cabinets, the kitchen includes refrigerator, gas stove, pantry closet & corner cabinet. 4 bedrooms w/ hardwood floors. Main level bath w/ washer & dryer. The home has an attached breezeway w/ an attached single car garage. Unfinished basement w/ hot water heat, central air, gas hot water heater, pot belly stove, 200 amp breaker box. Drilled well. Buildings: 30'x50' machine shed w/ concrete floor, electricity & sliding doors; Corn crib/barn w/ open faced lean to w/ concrete feed lot; Large corn crib w/ barn addition & sliding doors; Small open sided barn w/ concrete and other smaller outbuildings.

3 acres M/L, subject to final survey.



LOCALLY KNOWN AS
THE REID FAMILY FARM

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