

Wapello County Land

# AUCTION

Agency, Iowa

**280**  
**ACRES M/L**  
**SELLS IN 5 TRACTS**

Here is your chance to buy tillable farmland and pasture land located on a hard surface road with rural water in the area.

**THURSDAY, FEBRUARY 7, 2019 AT 10AM**

Land is located 4 miles east of Agency on Hwy 34, then 3 miles north on V43, then 1/2 mile east on Bladensburg Rd, then 1 1/2 miles north on V43.

All tracts are located in Section 3, Pleasant Township.

**Auction held at the Agency Community Hall, 102 West Main, Agency, IA**

**"Selling Choice with the Privilege"** Tracts #1, 2, 3, 4 & 5 will be sold Choice with the Privilege, whereas the high bidder may take Tract #1, #2, #3, #4, #5 or any combination of tracts. This will continue until all tracts are sold. Tracts will not be recombined.

**Tract #1 – 38.5 Acres M/L – Subject to final survey**

Approx. 37.5 acres tillable. CSR2 of 79.9 (CSR1 72.1) on entire tract.

**Tract #2 – 33.5 Acres M/L – Subject to final survey**

FSA indicates: 27.47 acres tillable, balance being pasture.

CSR2 of 62.4 (CSR1 59.1) on the entire tract.

**Tract #3 – 55.5 Acres M/L – Subject to final survey**

FSA indicates: 51.9 acres tillable. CSR2 of 64 (CSR1 54.3) on entire tract.

**Tract #4 – 73 Acres M/L – Subject to final survey**

Approx. 31.17 acres tillable, balance pasture, timber, ponds & a creek. This tract also has a 54'x72' pole building. CSR2 of 60.6 on entire tract.

**Tract #5 – 79.5 Acres M/L – Subject to final survey**

FSA indicates: 15.21 acres tillable, balance pasture, pond & a small creek running through the property. CSR2 of 53 (CSR1 47.5) on entire tract.

**DENVER OSTRANDER ESTATE**

**James M. Box – Attorney**

Contact Nate Larson of Steffes Group,  
319.385.2000 or by cell 319.931.3944



**SteffesGroup.com**

319.385.2000 | Steffes Group, Inc., 2245 East Bluegrass, Mt. Pleasant, IA