



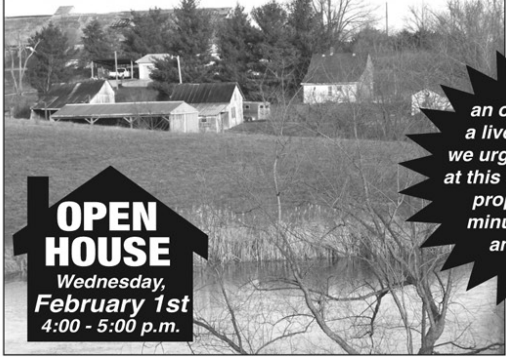
Jefferson County, IA

LAND AUCTION

40± ACRES (SUBJECT TO SURVEY) • 2 TRACTS

SALE TO BE HELD AT THE LOCKRIDGE COMMUNITY CENTER
IN LOCKRIDGE, IA

THURS., FEBRUARY 9 • 1:00 P.M.



OPEN HOUSE
Wednesday,
February 1st
4:00 - 5:00 p.m.

If you are an outdoor person or a livestock enthusiast, we urge you to take a look at this Jefferson County, IA property located just minutes from Fairfield and Mt. Pleasant, Iowa!

Land is located in Section 34 of Lockridge Township, Jefferson County, IA and will be sold in 2 tracts. The farm is located at 3180 218th Boulevard which is on the west edge of Lockridge, IA. (Be watching for pre-sale directional signs that will be posted off of State Hwy. 34.)

Tract 1 - 5 Acres± (subject to survey): This small attractive acreage offers a one bedroom 572 sq. ft. home, as well as some nice outbuildings to include a 28' x 48' open front pole building, (2) 12' x 16' livestock buildings and several older barns and storage sheds. This tract is very suitable for the horse or livestock person and offers small pasture areas with three automatic watering systems. This property is located on a hard surface road, has all city utility services and offers an excellent potential building site.

Tract 2 - 35 Acres ± (subject to survey): This tract has it all including tillable farmland, pasture/hay ground and timber draws that are suitable for all species of wildlife. A stocked pond and walnut & pine trees add to the attractiveness of this small farm. FSA figures should indicate 26.8 acres tillable. Productive soils include Nodaway-Coppock-Cantril and Weller which offer a CSR of 40. This parcel is also serviced by all city utility services, has hard surface road access, and has some awesome potential building sites.

DENNIS "DENNY" HARBISON

Represent and Closing Attorney: Tim B. Kuiken
FOSS, KUIKEN, GOOKIN, & COCHRAN P.C.

100 E. Burlington • First National Bank Bldg. • Suite 201 • Fairfield, IA 52556

Phone 641-472-3129

SULLIVAN AUCTIONEERS, LLC

Ph. 217-847-2160 • www.sullivanauctioneers.com • IL LIC. #444000107

FOR ADDITIONAL INFORMATION CONTACT:
JIM HUFF AT 319-931-9292, MT. PLEASANT, IOWA