



MUSCATINE COUNTY, IOWA LAND AUCTION

TUES., FEBRUARY 21ST @ 5:00 PM

**SALE TO BE HELD AT THE NEW ERA LUTHERAN CHURCH
BANQUET HALL, 3455 NEW ERA ROAD, MUSCATINE, IA 52761**

- ✓ **PRODUCTIVE TILLABLE FARMLAND!**
- ✓ **INCOME PRODUCING CRP!**
- ✓ **EXCELLENT RECREATIONAL ACREAGE!**



77.65 ACRES± • 1 TRACT

The Sauer Trust Farm is located in Section 14, Sweetland Township, Muscatine County, IA. From the north edge of Muscatine, IA, take U.S Hwy. 61 northeast 1½ miles to 180th St., turn right or east on 180th St. and proceed 3½ miles to the farm. (Be watching for pre-sale directional signs.)

- FSA information should indicate 57.91 acres tillable including 11.01 acres currently in row crop production with an additional 2.2 acres available for the 2017 crop year. The remainder of the tillable acres include 44.70 acres which are enrolled in CRP with a payment of \$139.00 per acre expiring in 2018.
- The balance of this tract offers wooded draws, which make great cover for all species of wildlife!
- This parcel also features several attractive new home building sites, including one that is secluded and overlooks a very nice stocked pond.
- There is electrical service already located on the property.
- Productive Rozetta, Fayette, & Orion soils — CSR2 is 67.1.
- Access is on the north by 180th Street
- Estimated Real Estate Taxes: \$2,324.00

**DETAILS, MAPS & PHOTOS AVAILABLE ONLINE @:
SULLIVANAUCTIONEERS.COM**

The Danforth 'Dan' Sauer Trust
VICKI HAMPTON – TRUSTEE

ATTORNEY: John Eichelberger • Eichelberger Law Office PC
2206 Lucas Street • PO Box 1186 • Muscatine, IA 52761
Phone: (563) 263-6900

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

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