



BUCHANAN COUNTY, IOWA LAND AUCTION

MON., FEBRUARY 13TH @ 1:00 P.M.

**Sale to be held at the Heartland Acres Agribition Center,
2600 Swan Lake Blvd, Independence, IA 50644**

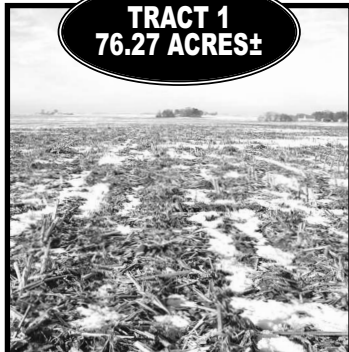
154.77 Acres± • 2 Tracts

The Crawford Farm is located in Sections 15 & 16, Sumner Township, Buchanan County, IA. The land is 2 miles south of Independence, IA on St. Hwy. 150 and only 1 mile south of the U.S. Hwy. 20 & St. Hwy. 150 interchange. (Be watching for pre-sale directional signs)

FARMERS & INVESTORS... Mark your calendars now for this high quality Northern Iowa land auction. Both tracts represent highly productive tillable farmland with CSR2's in the mid to upper 80's! Both tracts sell with full possession for the 2017 crop year and already have fall tillage work completed as well as fall fertilizer applied.

**SELLING FREE & CLEAR FOR
THE 2017 CROP YEAR!**

**TRACT 1
76.27 ACRES±**



**TRACT 2
78.5 ACRES±**



HIGHLY PRODUCTIVE TILLABLE FARMLAND!

Land known locally as the
FRANCES CRAWFORD FARM

**ATTORNEY: MARK F. CONWAY • SWISHER & COHRT, PLC
PO BOX 1200 • 528 W 4TH ST • WATERLOO, IOWA 50704-1200
PHONE: (319) 232-6555**

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

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

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