

**Henry  
County  
LAND**

# **AUCTION**

**TUES, FEB 21, 2012 AT 1:02 P.M.**

**TRENTON, IA** Located 1 mile west of Trenton on Merrimac Rd.

## **96.38 ACRES M/L SELLS IN 3 TRACTS**

*Subject to Court Approval - All in Section 4, Trenton Township, Henry Co., IA*

### **TRACT #1 – 66.59 Acres M/L**

- FSA Information: 55.9 acres tillable
- The following are combined with Tract #2:
- 110 bushel corn yield and 55.1 acre corn base.
- 36 bushel bean yield and 14.8 acre bean base.
- Corn suitability rating is 71.2

**Buyer Will  
Receive 2012  
Cash Rent**

### **TRACT #2 – 17.15 Acres M/L**

- FSA Information: 14.39 acres tillable
- The following are combined with Tract #1:
- 110 bushel corn yield and 55.1 acre corn base.
- 36 bushel bean yield and 14.8 acre bean base.
- Corn suitability rating is 70.2

### **TRACT #3 – 12.64 Acres M/L**

Timber ground w/potential building site! This tract has frontage on Merrimac Rd & Clayton Ave. It features timber and draws offering perfect cover for wildlife!

**LULA DAVIES SWANSON ESTATE**  
**Deana Dickerson & Nancy Wendt – Co Executors**  
**Pat Ford & Tim Grady – Attorneys**

**RICHARDAUCTION.COM 319-385-2000**

**Richard Realty & Auction - Mt. Pleasant, IA**