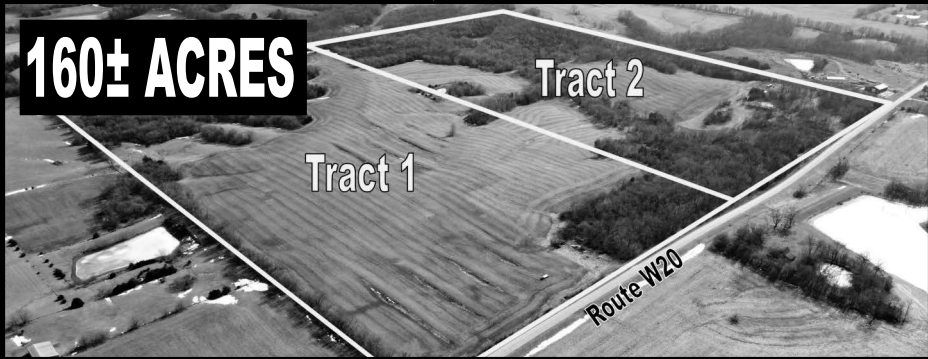


ONLINE ONLY VAN BUREN CO., IA LAND AUCTION

BIDDING ENDS: FRI., MARCH 15TH AT 10AM



28410 RTE W20, MOUNT STERLING, IA

The farm is located in Section 6, T67N·R9W, Vernon Township, Van Buren County, Iowa and is generally located 1/2 mile north of Mount Sterling, IA on County Hwy. Rte. W20. Nestled within the Villages of Van Buren County, renowned for its abundance of Whitetail trophy bucks, this exceptional property boasts a trifecta of offerings: tillable farmland, prime hunting and recreational terrain, and idyllic building sites. Whether you're expanding your farming portfolio or seeking adventure in the great outdoors, this property beckons. Available in two distinct tracts, you have the flexibility to invest in the entirety of this farm or opt for a smaller portion to suit your budget and needs.

Tract 1 · 80± Acres (Subject to Survey)

- Estimated 50.25 tillable acres with an average tillable CSR2 rating of 41.1
- Land is improved with multiple tile terraces
- The balance of the tract is timber with several fingers for food plots, offering great cover and habitat along with excellent hunting blind locations, ensuring an unparalleled recreational experience surrounded by nature's bounty.
- Potential building site with hard road access
- Tillable cropland is free and clear for the 2024 farming season
- Access is from Rte. W20

Tract 2 · 80± Acres (Subject to Survey)

- Embrace the ultimate hunter's paradise with this prime tract of land, a haven for whitetail deer, turkey, and small game enthusiasts. Boasting a harmonious blend of timber, wooded draws, and tillable land for lucrative income, this property sets the stage for exceptional hunting experiences. Discover strategically positioned hunting blinds, perfect locations for food plots, and the tranquility of a pond and small stream, providing year-round water sources. Navigate with ease using the well-designed trails and equipment paths leading to the tillable acres, ensuring convenient access for both hunting and agricultural pursuits. Unleash your passion for the outdoors on this unparalleled canvas of nature's bounty, where every acre invites you to explore and thrive.
- Moreover, this property boasts an exceptional building site enveloped by a picturesque tree-lined gravel drive, providing a serene buffer from the road. Revel in breathtaking panoramic views, complemented by the presence of a charming historic wood barn. Furthermore, enjoy the convenience of Rathbun Rural Water and electricity already seamlessly integrated into the property, ensuring immediate accessibility for your development plans.
- Estimated 24.64 tillable acres with an average tillable CSR2 rating of 34.5
- Tillable cropland is free and clear for the 2024 farming season
- Access is from Rte. W20

MDD, LLC – SELLERS

Gregory Johnson of Johnson Law Offices – Attorney for Seller



Bid Now at FraiseAuction.com

COREY FRAISE 319-470-0115

MAY STORY 641-919-8098