



JEFFERSON COUNTY, IOWA

LAND AUCTION

MON., MARCH 7TH @ 1:00 P.M.

SALE TO BE HELD AT THE LOCKRIDGE, IA COMMUNITY CENTER



**180 ACRES ±
5 TRACTS**

- **SELLS FREE & CLEAR FOR THE '16 CROP YEAR!**
- **NO HUNTING LEASES ON THIS PROPERTY!**

THE FARM IS LOCATED IN SECTION 36 OF LOCKRIDGE TOWNSHIP, JEFFERSON COUNTY, IOWA (1 MILE EAST OF LOCKRIDGE, IOWA).

TRACT 1- 41 ACRES± (SUBJECT TO SURVEY)

- This tract is 100% wooded, features a large variety of hardwood timber and offers excellent recreational opportunities for the outdoor enthusiast!
- Access is on the east by Henry/Jefferson Ave.

TRACT 2 – 31 ACRES± (SUBJECT TO SURVEY)

- This tract also nearly 100% wooded, offers hardwood timber and features great cover for all species of wildlife.
- This parcel is improved with an older livestock barn, has a small open pasture area and includes several nice home building sites.
- Access is on the east by Henry/Jefferson Ave., on the west by Watercress Blvd. & on the south by 217th St.

TRACT 3 – 25 ACRES± (SUBJECT TO SURVEY)

- FSA information should indicate 15.46 acres tillable with the balance being 2 small hardwood timber areas.
- Soils include Weller & Lindley
- CSR2 is 50.5
- Access is on the east by Watercress Blvd. & on the south by 217th St.

TRACT 4 – 41 ACRES± (SUBJECT TO SURVEY)

- FSA information should indicate 31.04 acres tillable with the balance in timber draws.
- This tract offers 2 nice stocked ponds and features several building sites.
- Soils include Weller & Lindley-Keswick
- CSR2 is 43.1
- Access is on the north by 217th St. & on the east by Henry/Jefferson Ave.

TRACT 5 – 40 ACRES± (SUBJECT TO SURVEY)

- FSA information should indicate 21.62 acres tillable with the balance in timber and timber draws.
- This parcel is very well located, has US Hwy. 34 frontage and has several nice buildings sites.
- Soils includes Weller, Pershing & Lindley-Keswick
- CSR2 is 40.3
- Access on the south by US Hwy. 34 & the north by Old Hwy. 34 (218th Blvd.)

DETAILED TERMS, MAPS & PHOTOS ONLINE @:

www.sullivanauctioneers.com

OR CALL FOR A DETAILED BROCHURE.

LARRY E. GRAF ESTATE

ATTY.: TIM B. KUIKEN • FAIRFIELD, IOWA • (641) 472-3129

**AUCTION MANAGERS: JIM HUFF (319) 931-9292
AND JEFF HOYER (319) 759-4320**

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