

Land Auction

MARION COUNTY, IOWA

160[±]
acres, 2 tracts

SELLING FREE & CLEAR

TUESDAY, MARCH 22, 2022 AT 11 AM

LIVE WITH ONLINE BIDDING AVAILABLE

OPEN HOUSE: MARCH 8TH FROM 11AM-NOON

COLUMBIA, IOWA - Land is located $\frac{3}{4}$ miles north of Columbia on 103rd Avenue, then $\frac{1}{4}$ mile north on Highway 14, then $\frac{3}{4}$ miles west on Utah Street to 975 Utah Street.

Auction to be held at the Columbia Community Center, 1032 Virginia Street, Columbia, Iowa.

Tract 1 – 155.75 Acres M/L (Subject to final survey of Tract 2)

You can have income from the tillable & pasture acres while enjoying the hunting/recreational this farm has to offer.

FSA information: 112.85 acres tillable. CSR 2 is 51.4 on the tillable acres.

Located in Section 21, Washington Township, Marion County, Iowa.

Tract 2 – 4.25 Acres M/L (Subject to final survey)

Located at 975 Utah Street, Columbia, Iowa. This tract offers a 1-1/2 story, 3 bedroom, 626 sq. ft. home built in 1910. The home has a kitchen with refrigerator, stove, washer & dryer. Also on the main level is the living room, dining room, bedroom & bathroom. There are two bedrooms upstairs. The basement has a HE gas forced air furnace, central air & 100 amp breaker box. The property has rural water & a well. Outbuildings include detached 2 car garage, 40'x56' barn, wire corn crib, small cattle shelter & hen house.

MAXYNE J. CHAMBERS | James V. Hicks – Attorney for Seller

Contact Steffes Group at 641.423.9147;

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