



**VAN BUREN COUNTY, IA**

# LAND AUCTION

AUCTION TO BE HELD AT THE BIRMINGHAM LIONS CLUB IN BIRMINGHAM, IA

**MONDAY, MARCH 23 AT 10:00 A.M.**

## PRODUCTIVE TILLABLE FARMLAND!

SELLS WITH FULL POSSESSION FOR THE FAST APPROACHING '15 CROP YEAR!



**40 ACRES±  
1 TRACT**

The Countryman farm is located in Section 10, Lick Creek Township, Van Buren County, IA near Birmingham, IA. From the west edge of Birmingham, IA, take 115th St. 2 miles to Jersey Ave., turn left or south on Jersey Ave. and proceed ¼ mile to the farm. (Be watching for pre-sale directional signs.)

- FSA information should indicate 30.85 acres tillable with the balance being a timber area in the northern portion of the property.
- Productive soils include Belinda, Weller & Pershing
- CSR2 is 60.8
- This tract sells with 190 lbs. of actual NH<sub>3</sub> already applied at no charge to the buyer.
- Access is on the west by Jersey Ave.

## JAMES D. COUNTRYMAN ESTATE

**Representing & Closing Attorney:** Michael R. Brown

56 W. Burlington Ave, Suite A • Fairfield, IA 52556 • (641) 472- 9075

**FOR ADDITIONAL INFO., CONTACT:**

**JIM HUFF 319-931-9292 OR JEFF HOYER 319-759-4320**

*Call for a detailed color brochure!*

*Additional info. available online – Scan the code, or visit:*

**[www.sullivanauctioneers.com](http://www.sullivanauctioneers.com)**



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