

MULTI-TRACT Land Auction MONROE COUNTY

HUGE

TUESDAY, MARCH 31, 2020 AT 10AM

Land is generally located southwest of Lovilia, Iowa on Highways T19 and H20.

Auction to be held at The White Buffalo Restaurant, 100-398 12th Avenue E, Albia, IA 52531.

1,465 Acres M/L - Sells in 13 Tracts

TRACT #1 – 142 ACRES M/L, SUBJECT TO SURVEY

FSA indicates: 126.48 acres tillable. CSR2 of 54 on tillable. Located in Section 17, Union Township, Monroe County, IA.

TRACT #2 – 80 ACRES M/L, SUBJECT TO SURVEY

FSA indicates 62.76 acres tillable. CSR2 of 67.1 on the tillable. Located in Sections 16 & 17, Union Township, Monroe County, IA.

TRACT #3 – 155 ACRES M/L, SUBJECT TO SURVEY

Approx. 149 acres tillable. CSR2 of 71.2 on the tillable. Located in Sections 16, 17, 20, & 21, Union Township, Monroe County, IA.

TRACT #4 – 79 ACRES M/L, SUBJECT TO SURVEY

Approx. 74 acres tillable. CSR2 of 74.6 on the tillable. Located in Sections 17, 19, & 20, Union Township, Monroe County, IA.

TRACT #5 – 46 ACRES M/L, SUBJECT TO SURVEY

FSA indicates: 20.25 acres tillable, balance being pasture & pond. CSR2 of 47.8 on the tillable. Located in Sections 17 & 20, Union Township, Monroe County, IA.

TRACT #6 – 90 ACRES M/L, SUBJECT TO SURVEY

FSA indicates: 79.85 acres tillable. CSR2 of 74 on the tillable. Located in Sections 19 & 20, Union Township, Monroe County, IA.

TRACT #7 – 70.58 TAXABLE ACRES

Approx. 52 Acres tillable. CSR2 of 44.2 on the tillable. Located in Sections 20 & 21, Union Township, Monroe County, IA.

TRACT #8 – 78 TAXABLE ACRES

FSA indicates 67.67 acres tillable. CSR2 of 36.5 on the tillable. Located in Sections 28 & 29, Union Township, Monroe County, IA.

TRACT #9 – 134.27 TAXABLE ACRES

Approx. 110 acres tillable. CSR2 of 37.6 on the tillable. Located in Section 28, Union Township, Monroe County, IA.

TRACT #10 – 231.78 TAXABLE ACRES

FSA indicates: 174.29 acres tillable. CSR2 of 63.8 on the tillable. Located in Sections 27 & 28, Union Township, Monroe County, IA.

TRACT #11 – 79 TAXABLE ACRES

FSA indicates: 58.25 acres tillable. CSR2 of 43.7 on the tillable. Located in Sections 28 & 33, Union Township, Monroe County, IA.

TRACT #12 – 176.58 TAXABLE ACRES

FSA indicates: 159.48 acres tillable. CSR2 of 71.7 on the tillable. Located in Section 27, Union Township, Monroe County, IA.

TRACT #13 – 103 ACRES M/L, SUBJECT TO SURVEY

FSA indicates 52.04 acres tillable. CSR2 of 64.2 on the tillable. Located in Section 16, Union Township, Monroe County, IA.

**Selling Choice
with the Privilege!**

Immediate Possession!

Online Bidding Available!

SECURED LENDER

Dustan Cross - Attorney for Seller

Contact Nate Larson at Steffes Group,
319.385.2000 or 319.931.3944



SteffesGroup.com