



*Argyle,  
Iowa*

**15.23 ACRES  
2 TRACTS**

# REAL ESTATE & PERSONAL PROPERTY AUCTION

SALE TO BE HELD ON-SITE AT 3006 180TH AVENUE, ARGYLE, IOWA  
(9 MILES SOUTH OF DONNELLSON, IA).

## WED., APRIL 30<sup>TH</sup> AT 4:00 P.M.



**REAL ESTATE SELLS  
AT 5:00 P.M.**

**PUBLIC SHOWING: MONDAY, APRIL 21<sup>ST</sup> FROM 5:00 - 6:00 P.M.**

The Weirather property is located at 3006 180th Ave., Argyle, IA (½ mile south of Argyle, IA or 9 miles south of Donnellson, IA) in Section 16, Des Moines Township, Lee County IA. (Be watching for pre-sale directional signs posted on U.S. Hwy. 27/218.)

### **TRACT 1 - 2.96 ACRES, COUNTRY HOME AND SHOP**

- This conveniently located acreage offers a 2 story country home that features 2328 sq. ft. of living area, 4 bedrooms, 1½ baths and a partially finished basement. The home is heated by a gas forced air furnace and has central air.
- This property is also improved with a nice 36' x 56' 3 car garage/shop that also has a 12' x 56' lean to addition. The entire structure is steel sided and features a concrete floor. This tract has hard surface road frontage and also offers a small pasture area for the horse person.
- Rathbun rural water services this tract.
- Access is on the west by 180th Ave.

### **TRACT 2 - 12.27 ACRES**

- FSA information should indicate 7.5 acres tillable
- Productive soils include Pershing and Rinda
- CSR2 is 55
- This small tract has a great location and offers potential building sites.
- Access is on the west by 180th Ave. It will be the buyers responsibility to construct an access driveway to this tract. Said drive has been approved by the Lee County Secondary Road Department.

**ADDITIONAL  
PHOTOGRAPHS  
ONLINE!**

**ALSO SELLING:** IH 504 gas utility tractor w/ loader; Woods 7' blade; Woods 5' cutter; King Kutter 6' box blade and other shop and household items. Detailed listing and photos available online at [www.sullivanauctioneers.com](http://www.sullivanauctioneers.com).

## **RICHARD & SARAH WEIRATHER**

Representing & Closing Attorney: Lloyd H. Wolf  
607 8th Suite #1 • Fort Madison, IA 52627 • Phone (319) 372-2934

**FOR ADDITIONAL INFO.,  
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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