

DES MOINES COUNTY, IA

LAND AUCTION

WEDNESDAY, APRIL 30th AT 6:00 PM

36.24 SURVEYED ACRES - 1 TRACT

POSITIVELY SELLS TO THE HIGHEST BIDDER!

**CSR 73.2 ON THE
TILLABLE ACRES**

**BUILDING SITES
PRODUCTIVE TILLABLE ACRES
HUNTING & RECREATIONAL**



AUCTION LOCATION: Sale to be held at the Machinist Union Hall, 16452 DMC Hwy. 34, West Burlington, Iowa.

PROPERTY LOCATION & DIRECTIONS: The Lange farm is located 1 1/2 miles north of West Burlington, IA. Take Beaverdale Rd. to Washington Rd., then 1/4 mile east to 142nd Ave. (private dead end road), then 1/4 mile north. This 36.24 acre tract of land contains approximately 19.21 acres of level to gently rolling tillable farmland, of which 8.6 acres are enrolled into the CRP program until 2017 with an annual payment of \$1,201.00. The balance of this farm is timber. The timber on this farm provides excellent cover for whitetail deer, turkey and other small game. The location of this farm is hard to beat with its close proximity to the Hwy. 34 4-lane highway and city limits of West Burlington. It is truly a builder's dream w/many areas to choose from for new home(s) and with public utilities nearby.

TODD R. LANGE & HOLLY K. BRIDGHAM - SELLERS

JIM MILLER - CRAY, GODDARD, MILLER & TAYLOR LLP - ATTY FOR SELLERS



www.fraiseauction.com

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