



Corydon Iowa **REAL ESTATE AUCTION**

THURSDAY, MAY 18TH @ 6:00 P.M.

**SALE TO BE HELD AT THE WALDEN PARK COMMUNITY CENTER,
501 S. EAST STREET, CORYDON, IA**

56.45 ACRES± • 2 TRACTS

**TERMS, MAPS & PHOTOS AVAILABLE ONLINE @:
www.SullivanAuctioneers.com**

Land is generally located at the south edge of Corydon, IA (inside City limits). This farm is further described as being in Section 30, T69N•R21W (Corydon Township), Wayne County, IA.

TRACT 1 – 35.2 ACRES±

- FSA figures should indicate 28.56 acres of cropland currently in hay production
- Soil types include Shelby, Adair and Seymour
- CSR2: 51.2
- This tract is improved with a lake, city water, city electric and other city amenities
- There are 3 lots along Lake View Drive that have already been subdivided
- Access along the north by East Street and the east by Lake View Drive

TRACT 2 – 21 ACRES±

- FSA figures should indicate 21.25 acres of cropland currently in hay production
- Soil types include Shelby, Adair and Seymour
- CSR2: 53.9
- There are 10 lots along Lake View Drive that have already been subdivided
- This tract is improved with city water, city electric and other city amenities
- Access along the north by East Street, along the east by County Road S-34 and along the west by Lake View Drive

SOUTHERN COMFORT ESTATES

Attorney: Paul D. Hietbrink • BrownWinick
616 Franklin Place • Pella, IA 50219 • Phone (641) 628-4513

AUCTION MANAGERS:
BUB HOSKINS (641) 344-4500 • MATT SULLIVAN (309) 221-7001

SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161
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