

DES MOINES COUNTY, IOWA
LAND & ACREAGE AUCTION

THURSDAY, JULY 25 AT 6:00 PM

40.75± ACRES - 4 TRACTS

Approx. 6 miles northwest of the Hwy. 34 and Beaverdale Rd. junction

14572 BEAVERDALE RD., WEST BURLINGTON, IA
AUCTION TO BE HELD ON SITE

OPEN HOUSE:
SUN. JULY 7TH
1:00 - 4:00 PM

The Morrison property is 40.75± acres of mostly wooded land improved with a ranch style home, garage & misc. outbuildings. This is an exceptional property with premier building sites, marketable timber, hunting & recreational opportunities and is within the Danville School District. If you're looking for a home in the country or that perfect spot to build— THIS IS IT! Check out our website for the tract map and more information or feel free to give us a call!

Tract 1: 18.70± Acres - Country Living at Its Best! This tract features a very nice brick ranch style home with 3 bedrooms, 1 ¾ baths, beautiful maple hardwood floors, full poured concrete basement w/garage and newer high efficiency gas boiler. It includes a detached 42'x32' concrete block garage/shop and older barn. This acreage has a large yard w/many shade trees, small fenced area for pasture and the balance is timber w/ walking trails.

Tract 2: 15.53± Acres - Outdoorsman's Delight! Excellent hunting and recreational tract of land with tons of potential for building. Primarily all timber with a small pond.

Tract 3: 4.41± Acres - Perfect Hideaway! This tract is all timber with level areas suitable for building. With some clearing, it would provide a unique opportunity for a home building site nestled in the trees for privacy.

Tract 4: 2.10± Acres - Savor the View! Very nice building site atop a hillside with pasture, timber and an amazing panoramic view.

ALL TRACTS SUBJECT TO SURVEY RATHBUN RURAL WATER AND UTILITES AVAILABLE ON ALL TRACTS.

EVELYN M. MORRISON ESTATE-SELLER DAVID MORRISON-EXECUTOR
ERIC L. BENNE - ATTORNEY FOR SELLER

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