

Wapello County, Iowa
Acresage Auction
Ottumwa, Iowa **TIMED ONLINE**

Open House:
July 7 from 1-2PM

CLOSES: WEDNESDAY, JULY 21, 2021 AT 1PM

Located 11 miles west of Ottumwa on Highway 34, then 4 ½ miles north on Monroe Wapello Road/Highway T59/T61, then 1 mile east on 136th Street to 24115 136th Street, Ottumwa, IA.

Auctioneer's Note: Due to the untimely death of Felecia's husband, she has decided to sell their dream property in the making. A tremendous amount of work has been done to this property making this is a wonderful opportunity to start where they left off and build the home of your dreams or a hunter's paradise in a breathtaking setting.

40'x40' AND 40'x69' ATTACHED POLE BUILDINGS ON 39.4± ACRES

If you are looking for your escape to the country, then take a look at this beautiful property!
The ground work has been completed, now this property is ready to be finished.

40'x40' Pole Building:

- 16'x20' studio living quarters
- Shop is heated, insulated & tin lined
- (2) 10'x10' overhead doors
- Built in 2017

40'x69' Pole Building:

- This building is a blank canvas ready to be finished
- Vaulted rafters in south portion of building
- Spray foamed insulated ceiling
- Garage door opening
- Built in 2019

Property Highlights:

- Stocked pond with bass, bluegill & grass carp
- Elevated hunting blind
- Rural water
- Underground electric
- Septic system
- 39.4 taxable acres M/L

Land Information:

- Approx. 13 acres tillable w/ approx. 18 acres of timber
- CSR 2 is 51.7 on the tillable acres
- Located in Section 31, Columbia Township, Wapello County, Iowa

TIMED ONLINE **ACREAGE EQUIPMENT AUCTION** CLOSES: JULY 21 AT 3PM

FELECIA A. BURKHART

Harrison & Dietz-Kilen, P.L.C. – Attorney for Seller

Contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com



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