

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**



Exceptional property with premier building sites, marketable timber, hunting & recreational opportunities and in 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 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 w/3 BR, 1 ¾ BA, hardwood floors, full poured concrete basement w/ garage. It includes a detached 42'x32' concrete block garage/shop & older barn.

**Tract 2: 15.53± Acres - Outdoorsman's Delight!** Excellent hunting and recreational tract of land with tons of potential for building. Primarily 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 home building site nestled in the trees.

**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 & UTILITES AVAILABLE ON ALL TRACTS.

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

**[www.menkehoyerauction.com](http://www.menkehoyerauction.com)**

**MH**  
**MENKE-HOYER**  
AUCTION & REALTY CO., INC.

**319-367-5744**

306 E MAIN, NEW LONDON, IA  
**FULL SERVICE PROFESSIONALS**

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AUCTION & REAL ESTATE