

Washington County Land & Home

# AUCTION

**TUESDAY, AUGUST 20, 2019 AT 10AM**

*Open House on Thursday, August 8th from 4-5pm*



Auction held onsite at

3189 Quince Avenue, Wayland, IA.

Located 3 miles north of Wayland on W55, then 3/4 mile east on G6W/320th Avenue, then 1/4 mile north on Quince Avenue.

### **3 Bedroom Home on 40 Deeded Acres M/L**

This spacious 1,898 sq.ft. home was built in 2007 with a walk out basement, two stocked ponds and a pole building all situated on 40 Acres M/L. The home offers an open floor plan. The living room has oak built in and fireplace. The spacious kitchen offers oak cabinets, appliances and a pantry. The dining area has French doors to the 10'x17' deck overlooking the pond. There is a master bedroom, master bath, walk in closet, two bedrooms, and a full bath. The laundry/mud room has a sink and closet space. The full walkout basement is ready to be finished and is plumbed for an additional bath. In addition to the two car attached garage there is a Greiner 27'x32' pole building, 10'x12' portable building and a 5,927 bu. grain bin with dryer.

This land offers excellent habitat for wildlife. The two ponds are stocked with crappie, bass & catfish. The tillable land is certified organic, with the north half of the tillable being tilled. FSA indicates: 17.1 acres tillable and there is approx. 1 acre in the northwest corner of the property used as hay ground. CSR2 of 70 on the tillable. Located in Section 22, Marion Township, Washington County, Iowa.



**JOHN L. HAHN ESTATE**

**Brandie Parsons & Gary Wenger – Co-Executors**

**Richard S. Bordwell – Attorney**

Contact Terry Hoening at Steffes Group,  
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