

KEOKUK COUNTY IOWA LAND & ACREAGE AUCTION

193.97 ACRES, 4 TRACTS

SATURDAY, AUGUST 26, 2017 AT 10:00 AM

AUCTION LOCATION: 26642 225TH AVE, SIGOURNEY, IA

Tract 1 is an **EXCELLENT BUILDING SPOT!** 9.8 acres m/l on the north side of County Highway V5G. 9.04 acres are currently cash rented. CSR2 per Surety is 84.1. Farming rights given to buyer in 2018 crop year. Corn base is 9.04 acres. Located in Section 30, Township 75 (East Lancaster), Range 11.

Tract 2 consists of 62.5 acres m/l. Currently 4.19 acres are cash rented. 51.86 are enrolled in the CRP program at \$173.00 per acre, expiring September 30, 2022. CSR2 per Surety is 79.5. Corn Base is 4.19 acres. Farming rights given to buyer in 2018 crop year. Section 30, Township 75 (East Lancaster), Range 11.

Tract 3 is the **ACREAGE you have been looking for!** This home sits on 3.45 acres m/l. Located less than a half mile off the highway. This 3 bedroom, 1 bath home has an open floor plan between the kitchen, family room/dining areas. The large family room has a wood burning fire place. The kitchen has abundant cabinetry and counter space. The formal living room is nice sized. There is also a bonus room currently being used as an office but could make a fourth bedroom. Outside there is a large machine shed, 3 bins, and other older outbuildings. Located in Section 30, Township 75 (East Lancaster), Range 11. Call Myron to schedule a showing prior to auction date, 641-919-4522.

Tract 4 consists of 118.37 acres. Currently 59 acres are cash rented. 19.1 acres are pasture ground. 30.33 acres are enrolled in the CRP program at \$5227 annually, expiring between September 30, 2018 and September 30, 2025. CSR2 per Surety is 61.1. Corn Base is 59 acres. Farming rights given to buyer in 2018 crop year. Located in Section 33, Township 75 (East Lancaster), Range 11.

LARRY & MARCIA BROWN AND THOMAS & BARBARA BROWN, OWNER
JOHN WEHR, ATTORNEY - MYRON GREINER, BROKER



GREINER
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Auctioneers: Myron Greiner & Mike Goehring

Greiner Real Estate & Auction LLC

Richland, Iowa

319-694-4522

All announcements made sale date take precedence over previous advertising. Information is believed to be accurate however buyers should verify information to their satisfaction. Complete list of terms can be found at www.greinerrealestate.com/20170826auction.html