



WAYNE COUNTY, IA

206 ACRES +/-

LAND AUCTION

AUGUST 24TH 2017 • 12PM • WALDEN PARK GOLF COURSE • CORYDON, IOWA

- Tract #1: 41 +/- Acres
- 32 Tillable Acres
- CSR2: 46
- Tract #2: 165 +/- Acres
- Pasture Opportunity

Farm Description:

Tract #1: This 41 m/l acres is a nice income producing farm that will catch the eye of several different buyers. For the operator this farm offers 32 m/l acres nice row crop acres, carrying a CSR2 average of 46.

Tract #2: This 165 m/l acres has been in cattle pasture for several years. The tenant on the farm has done a great job keeping the 66 open pasture acres which carry an average CSR2 of 41 extremely clean. The remaining 99 acres provide great whitetail deer habitat.

LEGAL TERMS

Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.



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