

Large 9-Tract Land Auction Henry & Jefferson County, Iowa



760[±]
acres
— 9 Tracts —

Online Bidding Available!

Auction held at the Steffes Group Auction Facility, 2245 East Bluegrass Road, Mt. Pleasant, Iowa.

Land is generally located 4 miles west of Trenton, IA on Merrimac Road/H28 to 1526 Jefferson Henry Ave., Wayland, IA.

FRIDAY, SEPTEMBER 3, 2021 AT 10AM

Selling Choice with the Privilege!

Auctioneer's Note: 760 acres of adjacent Iowa farmland! Steffes Group is pleased to be given the opportunity to auction the Salzman land at Live Public Auction. This auction will offer varying tracts of land from prime tillable to recreational land along the banks of the Skunk River, locally known as Merrimac. Please view our website featuring a link to the rich history & pictures of Merrimac Mills, composed by Peter's grandmother, Anna Taylor Salzman.

760 Acres M/L (Subject to final survey) – Sells In 9 Tracts

TRACT 1 – 108 ACRES M/L

FSA info.: 101.13 acres tillable. CSR 2 is 62.2 on the tillable acres.
Located in Sec. 31, Jefferson Twnsp., Henry County, IA.

TRACT 2 – 60 ACRES M/L

FSA info.: 56.4 acres tillable. CSR 2 is 84.4 on the tillable acres.
Located in Sec. 31, Jefferson Twnsp., Henry County, IA.

TRACT 3 – 80 ACRES M/L

FSA info.: 77.44 acres tillable. CSR 2 is 85.1 on the tillable acres.
Located in Sec. 31, Jefferson Twnsp., Henry County, IA.

TRACT 4 – 44.5 ACRES M/L

Approx. 33.5 acres tillable. CSR 2 is 85 on the tillable acres.
Located in Sec. 36, Walnut Twnsp., Jefferson County, IA.

TRACT 5 – 80 ACRES M/L

FSA info.: 37.77 acres tillable. CSR 2 is 66.5 on the tillable acres.
This tract has two ponds. Located in Sec. 36, Walnut Twnsp., Jefferson County, IA.

TRACT 6 – 118 ACRES M/L

FSA info.: 95.6 acres tillable. CSR 2 is 92.5 on the tillable acres.
Located in Sec. 30, Jefferson Twnsp., Henry County, IA.

All maps, additional photos and information online at SteffesGroup.com

TRACT 7 – 151 ACRES M/L

FSA info.: 47.44 acres tillable. CSR 2 is 66.5 on the tillable acres.
Located in Sec. 30, Jefferson Twnsp., Henry County, IA.

TRACT 8 – 111 ACRES M/L

FSA info.: 78.15 acres tillable. CSR 2 is 71 on the tillable acres.
Located in Sec.s 25 & 36, Walnut Twnsp., Jefferson County, Iowa and Sec. 30, Jefferson Twnsp., Henry County, Iowa.

TRACT 9 – TWO STORY HOME ON 8 ACRES M/L

Open House on Friday, August 20th, from 10-11AM

Located at 1526 Jefferson Henry Avenue, Wayland, IA.

This acreage offers a 2 story home built in 1925 with 2,668 total sq.ft. The main level has an eat in kitchen, living room with French doors, formal dining room with built in cabinet, parlor with fireplace, built in bookcase/gun cabinet, hardwood floors & French doors. The main level also has a ¾ bath and an enclosed porch with washer & dryer.

Special note to the 40'x60' barn/machine shed, near the site of Merrimac Mills. This building was erected by Art Salzman (Peter's father) and is the upper story & gable of the Merrimac Mills building. Visit SteffesGroup.com for a link to the history & pictures of Merrimac Mills.

PETER B. SALZMAN ESTATE, JOAN CROWE & ANN FARRIER

David A. Farrier & Pilot Grove Savings Bank – Co-Executors

Nichole Nagel – Trust Officer | Philip D. McCormick – Attorney for Seller

Contact Steffes Group at 319.385.2000;

Terry Hoenig at 319.470.7120 or Nate Larson at 319.931.3944

SteffesGroup.com



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