

# AUCTION

## 230 ACRES M/L

*Selling in 4 Tracts  
Subject to final survey*

### TUESDAY, AUGUST 28, 2012 AT 5:02 P.M.

*Brighton, Iowa - S of Brighton or 5 mi. W of Trenton (3307 146th Blvd.)*

*Located in Sections 25, Walnut Township, Jefferson County, Iowa.*

#### **Tract #1 – Home W/buildings on 2.5 Acres M/L (SUBJECT TO FINAL SURVEY)**

1,568 sq.ft. 4 bedrooms. Natural woodwork. Porches. Partial basement W/ hi eff. GFA furnace. Rural water. 24' x 34' detached garage & outbuildings.

#### **Tract #2 – 79 Acres M/L (SUBJECT TO FINAL SURVEY)**

FSA Info: 57.58 acres tillable. CRP below:  
33.07 acres @ \$161.93/acre exp. 9-30-2020.  
11.2 acres @ \$184.55/acre exp. 9-30-2019.  
8 acres @ \$135.84/acre exp. 9-30-2014.  
5.3 acres @ \$87.90/acre exp. 9-30-2013.  
Balance of land is timber. Small pond. Well.  
55.7 CSR on entire farm. 59.8 CSR on tillable.  
Four grain bins and windmill.

#### **Tract #3 – 74 Acres M/L (SUBJECT TO FINAL SURVEY)**

FSA Info: 47.77 acres tillable. CRP below:  
15.9 acres @ \$183.00/acre exp. 9-30-2022  
3.2 acres @ \$177.65/acre exp. 9-30-2023  
27.77 acres @ \$161.93/acre exp. 9-30-2020.  
51.2 CSR on entire farm.  
Balance being timber w/ pond & well.

#### **Tract #4 – 75.37 Taxable Acres M/L**

Timber, food plots & Skunk River access. Wetlands Reserve Program. 48.74 acres is in forest reserve.



Tracts #2 &  
#3 selling  
choice



**DEAN SCHAFER ESTATE &  
SHARON SCHAFER**

Timothy B. Kuiken – Attorney



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**RICHARDAUCTION.COM**

*Mt. Pleasant, IA*