

JEFFERSON COUNTY LAND AUCTION

Huge

413

**ACRES M/L
SELLS IN 6 TRACTS
SUBJECT TO FINAL SURVEY**

BRIGHTON, IA Land is 3 miles east of Brighton.
Auction to be held at the Brighton Community Center, 100 E Washington St., Brighton, IA

FRIDAY, SEPTEMBER 8, 2017 | 10AM

“Selling Choice with the Privilege” Tracts #1, 2 & 3 will be sold price per surveyed acre. This will continue until all tracts are sold. Then Tracts #4 & 5 will be sold price per surveyed acre. This will continue until both tracts are sold. The auction will finish with Tract #6 being sold price per acre.

Tract #1 – 137 Acres M/L (Subject to survey)

FSA info: 124.30 acres tillable (16.84 acres CRP)
CSR2 of 71.1(CSR1 65.7) on tillable.
54'x90' machine shed w/ shop & concrete floor.
The grain bin setup has over 24,000 bu. of storage.
Section 10, Walnut Township, Jefferson County

Tract #2 – 80 Acres M/L (Subject to survey)

FSA info: 72.49 acres tillable.
CSR2 of 70.8(CSR1 70.6) on tillable.
3 bedroom, 1 ½ story farm house with 1,414 sq. ft.,
12'x20' & 24'x38' detached garages.
Outbuildings: 52'x40' & 41'x48' barn & 20'x20' crib.
Section 3, Walnut Township, Jefferson County

Tract #3 – 40 Acres M/L (Subject to survey)

FSA info: 36.25 acres tillable.
CSR2 of 76.6(CSR1 70.3) on the tillable.
Section 3, Walnut Township, Jefferson County

Tract #4 – 60 Acres M/L (Subject to survey)

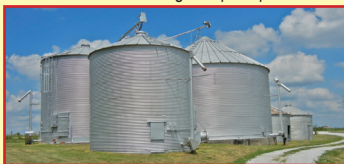
FSA info: 47.1 acres tillable (21.33 acres CRP)
CSR2 of 64.6 (CSR1 60.5) on tillable.
Also timber ground, old barn and windmill.
Section 9, Walnut Township, Jefferson County

Tract #5 – 20 Acres M/L (Subject to survey)

FSA info: 15.27 acres tillable and in CRP.
CSR2 of 62.8 (CSR1 59.6) on tillable.
Also timber and creek run through the property.
Section 9, Walnut Township, Jefferson County

Tract #6 - 76.57 Acres M/L

\$10,906 of CRP yearly income. Balance is timber.
FSA info: 63.72 acres tillable and in CRP.
CSR2 of 58.3(CSR1 55.8) on the tillable.
Section 1, Walnut Township, Jefferson County



**SELLING WITH 2017
FALL TILLAGE RIGHTS**

WALTER PACHA ESTATE & HELEN PACHA TRUST

Pacha Family: Mike Pacha, Tom Pacha, Dianna Pacha & Melinda Pacha-Anderson

Mike Pacha & Tom Pacha – Co Executors

Craig A. Davis – Attorney

Contact Terry Hoening of Steffes Group at
319.385.2000 or by cell 319.470.7120



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