

Large ESTATE LAND & REAL ESTATE

AUCTION

Henry County & Lee County, Iowa

THURSDAY, SEPTEMBER 12, 2019 AT 10AM



489±
acres selling in
6 Tracts

Auction held at Steffes Group Facility, 2245 E Bluegrass Rd, Mt. Pleasant, IA

Auctioneer's Note: Make plans now to attend this Large Land Auction of CRP & recreational timber land. Your opportunity to name your price on hunting land with CRP income. Several tracts offer potential building sites in the country! Also selling are two homes in Burlington, IA.

HENRY COUNTY, IA - 225 ACRES M/L

3 TRACTS (subject to survey) "Selling Choice with the Privilege"

Henry County tracts are located 2 miles east of Lowell, IA on J20/Salem Road, then 1 mile north on Quincy Avenue. Due to the bridge construction, from Lowell proceed a 1/2 mile east on J20/Salem Road, then 1 3/4 miles northeast on Perkins Road to Quincy Avenue. Located in Sections 23 and 26, Baltimore Township, Henry County, Iowa.

TRACT #1 - 91 Acres M/L

FSA indicates: 69.9 acres tillable all of which are CRP as follows: 69.9 acres at \$171.39, expires 9-30-2020. There is a cell tower in the southwest corner of this property, with a perpetual easement on said land. Copies of said easement available.

TRACT #2 - 79 Acres M/L

FSA indicates: 20.15 acres tillable of which 19.2 are CRP as follows: 15.1 acres at \$171.39, expires 9-30-2020. 4.1 acres at \$149.73, expires 9-30-2019.

TRACT #3 - 55 Acres M/L

FSA indicates: 32.1 acres tillable all of which are CRP as follows: 32.1 acres at \$171.39, expires 9-30-2020. Rathbun rural water runs along the south side of this property.

LEE COUNTY, IOWA - 264.32 ACRES M/L

3 TRACTS (SUBJECT TO SURVEY) "SELLING CHOICE WITH THE PRIVILEGE"

Lee County Tracts #1 & 2 are located 4 miles west of Denmark on Highway 16, then 1 1/2 miles north on 255th Ave., then 1/2 mile east on 120th St., then 1 mile north on 260th Ave., then 1/2 mile east on 112th St. 112th Street dead ends to the property. Lee County Tract #3 is located 2 miles south of Wever, IA on Highway 61, then east on 187 Street to 345th Ave. Located in Sections 1, 2 and 11, Pleasant Ridge Township and Section 18, Green Bay Township, Lee County, Iowa.

TRACT #1 - 39.5 Acres M/L

FSA indicates: 23.7 acres tillable all of which are CRP as follows: 16.8 acres at \$143.74, expires 9-30-2020. 6.9 acres at \$133.09, expires 9-30-2019.

TRACT #2 - 188.5 Acres M/L

This tract offers hunting and recreation along the banks of the Skunk River!

FSA indicates: 82.87 acres tillable all of which are CRP as follows: 41.87 acres at \$217.08, expires 9-30-2024. 31.2 acres at \$143.74, expires 9-30-2020. 9.8 acres at \$239.33, expires 9-30-2019.

TRACT #3 - 36.32 Acres M/L

FSA indicates: 15.99 acres tillable all of which are CRP as follows: 15.99 acres at \$179.24, expires 9-30-2019.

BURLINGTON, IOWA HOMES "SELLING CHOICE WITH THE PRIVILEGE"

TRACT #1 - 3 Bedroom Home - 300 South Central Avenue, Burlington, Iowa

TRACT #2 - 3 Bedroom Home - 1406 Market Street, Burlington, Iowa

ALSACE L. HEINOLD ESTATE

Dianne Hurman, Randy Cross,
and Clinton Heinold - Co-Executors
Shane M. Wiley - Attorney for Estate

Contact Nate Larson of Steffes Group,
319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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