

# AUCTION

Jefferson County Land & Home



## 371.56 ACRES M/L

Land is located 2 miles west of Pleasant Plain on H17, then 1 ½ miles south on Osage Avenue. Sections 16 & 17, Penn Township.

**Auction held at the Lake Darling Lodge, 111 Lake Darling Road, Brighton, IA**

**Auctioneer's Note:** All tracts will be sold by the acre. Tracts #1-2 will be sold. Then Tracts #3-7 will be sold Choice.

**WED., SEPTEMBER 25, 2019 AT 10AM**

**Open House on Wed., September 11th, 10-11AM**

**TRACT #1 – 72.25 ACRES M/L**

FSA info: 65.51 acres tillable and a small pond. CSR2 of 68.3 on tillable.

**TRACT #2 – 40 ACRES M/L**

FSA info: 19.64 acres tillable, balance timber and a pond. CSR2 of 49.6 on tillable.

**TRACT #3 – 40 ACRES M/L - 2414 122nd St, Fairfield, IA**

This tract offers a home with buildings, tillable land and a pond. The four bedroom home has 1,665 sq.ft. on two levels. Outbuildings: 30'x32' two car garage, 38'x64' & 30'x60' open face machine sheds, and 28'x36' shop. Grain bins: 3,700 bu., 3,300 bu., 3,700 bu., and 1,200 bu. bins. Approx. 28.5 acres tillable. CSR2 of 66.1 on tillable.

**TRACT #4 – 139.43 ACRES M/L**

Approx. 86.5 acres tillable, balance being timber, pasture and 3 ponds. CSR2 of 49.6 on tillable.

**TRACT #5 – 40 ACRES M/L**

FSA info: 35.15 acres tillable. CSR2 of 59.7 on tillable.

**TRACT #6 – 20 ACRES M/L**

FSA info: 16.51 acres tillable. CSR2 of 57 on tillable.

**TRACT #7 – 19.88 ACRES M/L**

FSA info: 16.12 acres tillable. CSR2 of 64.2 on tillable.

**HUBERT E.  
HOSKINS ESTATE**

**Seleta A. Bainter – Attorney**

**Gary Hoskins & Lugene Jackson - Co-Executors**

Contact Terry Hoenig of Steffes Group, 319.385.2000 or by cell, 319.470.7120



**SteffesGroup.com**

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