

Washington County Land & Equipment

# AUCTION

*Ainsworth, Iowa*

Auction to be held onsite at 3266 Old White Way, Ainsworth, IA.  
Located 2 miles south of Ainsworth on Highway 218/27, then 1 1/2 miles east on  
Old White Way/County Highway G52.

**THURSDAY, OCTOBER 3, 2019 AT 10AM**

## 110 ACRES M/L - SELLS IN 4 TRACTS

**Auctioneer's Note:** Tracts #1 & 2 will be sold lump sum price. Tracts #3 & 4 will be sold by the surveyed acre. Tracts #1 & 2 will be sold in order, then Tracts #3 & 4 will be sold Choice with the Privilege, whereas the high bidder may choose Tract #3 or Tract #4 or both tracts for their high bid. Tracts will not be recombined.

### TRACT #1 – FOUR BEDROOM HOME ON 2.36 SURVEYED ACRES

This home has a total of 1,990 sq.ft. on two levels with original woodwork throughout. The main level features a kitchen, summer kitchen, a formal dining room with built in cabinets, glass front doors and colonnades to the living room. Also on the main level is a master bedroom with adjoining master bath. The open stairway leads to the upstairs, where there are three bedrooms and a bathroom. Other amenities include a basement and a 30'x36' detached garage. All situated on 2.36 surveyed acres.

### TRACT #2 – LIVESTOCK BARN & GRAIN BINS ON 3.68 SURVEYED ACRES

Here is a unique opportunity to purchase a smaller tract of land with barns & bins already in place. This tract offers a 42'x60' pole frame barn with a working tub & fenced lot, 30'x36' barn, 5,300 bu. grain bin, 4,700 bu. grain bin, 2,800 bu. grain bin, Butler grain dryer and a 20 ton bulk bin.

### TRACT #3 – 47 ACRES M/L – Subject to final survey

FSA info: 41.11 acres tillable, balance being pasture ground. CSR 2 of 71.7 on the tillable.  
Located in Section 35, Oregon Township, Washington County, IA.

### TRACT #4 – 57 ACRES M/L – Subject to final survey

FSA info: 34.02 acres tillable, balance being pasture, pond and CRP. 2.42 acres at \$260.60, expires on 9-30-2027. CSR 2 of 70.7 on the tillable.  
Located in Section 35, Oregon Township, Washington County, IA.

## EQUIPMENT FROM THE KEITH BYERLY ESTATE:

**TRACTORS, COMBINE & HEADS, SPREADERS, PLANTER & DISC MOWER,  
WAGONS, EQUIPMENT, LAWN & SHOP EQUIPMENT AND MORE**



*Online Bidding on major items!  
Equipment sold following the Real Estate.*

### KCMB TRUST & KEITH BYERLY ESTATE

Cheryl L. Byerly – Trustee

Janice J. Kerkove – Attorney for Trust

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



# SteffesGroup.com

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