

TIMED ONLINE

Land Auction

Clarke & Decatur County, Iowa

Osceola & Decatur City, Iowa

Closes: Tuesday, October 5, 2021 at 10AM

Auctioneer's Note: The McClallen farms offer a combination of tillable, CRP income & timber land, with excellent hunting of deer & turkey. Immediate hunting rights granted! Some tracts offer a potential building site in the country with rural water & electricity in the area.

214 Acres M/L - Sells in 5 Tracts

Tract 1 – 72 Acres M/L Subject to final survey

Approx. 51 acres M/L tillable of which approx. 33 acres are in CRP. Tract 1 has a small pond and a well. Located in Section 24 of Green Bay Township, Clarke County, Iowa.

Tract 2 – 67 Acres M/L Subject to final survey

Approx. 46 acres M/L tillable of which approx. 38 acres are in CRP. Tract 2 has a small pond. Located in Section 24 of Green Bay Township, Clarke County, Iowa. This tract will have deeded access.

Tract 3 – 40 Deeded Wooded Acres M/L

Approx. 33 acres M/L in CRP-31. Grand River runs through this property. CSR 2 is 77.9 on the tillable acres. Located in Section 19 of Decatur Township, Decatur County, Iowa.

Tract 4 – 25 Acres M/L Subject to final survey

FSA indicates 16.8 acres tillable all of which is in CRP. CSR 2 is 68.1 on the tillable acres. Grand River runs along this property. Located in Section 1 of Grand River Township, Decatur County, Iowa.

Tract 5 – 10 Acres M/L Subject to final survey

Approx. 9 acres tillable of which approx. 2 acres M/L in CRP. CSR 2 is 57.7 on the tillable acres. Located in Section 20 of Decatur Township, Decatur County, Iowa.

STEVEN L. MCCLALLEN REVOCABLE TRUST AND MARTHA L. MCCLALLEN REVOCABLE TRUST

Verle W. Norris – Attorney for Seller

Contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120

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