

Huge Des Moines County Land

# AUCTION

*Burlington, Iowa*

Land is located 6 miles south of Burlington on Hwy 61.

Auction held at the Comfort Suites Hotel & Conference Center, 1780 Stonegate Center Drive, Burlington, IA

## 367 ACRES M/L

**THURSDAY, OCTOBER 25, 2018 AT 10AM**

**SELLING WITH IMMEDIATE TILLAGE RIGHTS**

**TRACT #1 – 34.5 Acres M/L – Subject to final survey**

FSA info: Approx. 30 acres tillable, Tracts #1&2 have a combined 70.04 acres tillable. This tract has a 42'x64'x14' pole building with a 15'x16' finished office and an open porch area, all built in 2015. Other buildings include a 27'x100' and 30'x97' open machine sheds. Rural water is on the property. CSR2 of 46.8 (51.2 CSR) on tillable. Section 34, Union East Township, Des Moines Co.

**TRACT #2 – 41.5 Acres M/L – Subject to final survey**

FSA info: Approx. 40 acres tillable, Tracts #1&2 have a combined 70.04 acres tillable. CSR2 of 84.8 (86 CSR) on tillable. Section 34, Union East Township, Des Moines Co.

**TRACT #3 – 54.7 Acres M/L – Subject to final survey**

FSA info: Approx. 38.62 acres tillable, of which approx. 16.3 acres CRP. CSR2 of 52.8 on entire farm. Sections 34, Union East Township, Des Moines Co.

**TRACT #4 – 42.56 Acres M/L – Subject to final survey**

FSA info: Approx. 31.23 acres tillable, of which approx. 20 acres CRP. CSR of 64.7 on the entire farm. Section 27, Union East Township, Des Moines Co.

**TRACT #5 – 194 Acres M/L – Subject to final survey**

FSA info: 174.60 acres tillable, of which 23 acres CRP. CSR2 of 80.9 on the tillable. Sections 2, 3 & 35, Union East Township, Des Moines Co.



**LEONARDALE FARMS, INC.**

James W. Miller – Attorney for Seller  
Contact Terry Hoening at Steffes Group,  
319.385.2000 or by cell 319.470.7120



**SteffesGroup.com**

319.385.2000 | Steffes Group, Inc., 2245 E Bluegrass, Mt. Pleasant, IA