

2 Henry County Real Estate **AUCTIONS**

Auction for both tracts held on Tract #1. 134 E Commercial St, HILLSBORO, IA

THURSDAY, OCTOBER 15, 2015 | 4 PM

TRACT #1 – 2 Bedroom Home on Large Corner Lot

Located at 134 E Commercial St, Hillsboro, IA

2 bedroom home built in 1932 w/ 902 sq.ft. on main level. Kitchen living room and dining room. 2 bedrooms & bathroom. All on the main level.

Walkup floored attic. Back enclosed porch. Basement w/ Rheem 90 Plus high efficient gas forced air furnace with central air. Electric water heater. Home has newer shingles in 2013. Vinyl siding.

Property has city water and unused well.

Outbuildings include: Summer kitchen, Detached garage/shop, Chicken coup w/ dog kennel, Utility shed. All situated on a 127' x 264' corner lot w/ mature trees.



TRACT#2 – 18.91 SURVEYED ACRES W/ POND, TIMBER & CRP

Located ¼ mile east of Hillsboro on J20/Salem Rd. Sold lump sum.

This tract offers timber, a small stocked pond & dock, along w/ CRP (\$1,095 annual income) Potential building site on hard surface road.

FSA info: 6.2 acres tillable in CRP: \$176.59/acre & exp. in 2022.

CSR 2: 56 (CSR1: 43.7) tillable.

Sec. 29, Salem Twp, Henry Co.

**18.91
ACRES**



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