

Jefferson County Land

# AUCTION

Brighton, Iowa

**187 ACRES M/L  
SELLS IN THREE TRACTS**

**FRIDAY, NOVEMBER 1, 2019 AT 10AM**

*Open House on Wednesday, October 16th from 4-5PM*

The land & home are located 4 miles south of Brighton on Germanville Road to 1270 Germanville Road, Brighton, Iowa. Tracts are located in Sections 16 & 17 of Walnut Township. Auction held at the Brighton Community Center, 100 East Washington Street, Brighton, Iowa.

## **Tracts 1 & 2 "Selling Choice with the Privilege"**

### **Tract #1 – 72 Acres M/L (Subject to final survey)**

FSA information: 56.07 acres tillable, balance being timber & a small pond.

Corn Suitability Rating 2 of 73.2 on the tillable.

### **Tract #2 – 113 Acres M/L (Subject to final survey)**

FSA information: 79.85 acres tillable of which 11.18 acres are in the CRP program: 11.18 acres at \$138.18 = \$1,545.00 and expires on 9-30-2020.

Balance of land is timber and a pond. Corn Suitability Rating 2 of 61.8 on the tillable.

### **Tract #3 – Two Story Home on 2 Acres M/L (Subject to final survey)**

1270 Germanville Road, Brighton, IA.

This tract offers a large two story home with 2,020 sq.ft. on two levels. This turn of the century home features original woodwork, offers two front living rooms, formal dining, an eat in kitchen, a laundry room and a half bath. The upstairs has four bedrooms and a full bath. Outbuilding include: 24'x24' 2 car garage, 48'x64' barn, 30'x36' barn and a 24'x40' corn crib. All situated on 2 acres m/l.

**DOROTHY A. STINOCHER ESTATE, DAVID A. STINOCHER,  
LYSLE H. STINOCHER & CARL STINOCHER**

**Mark Stinocher – Executor for Estate**

**Tim B. Kuiken – Attorney for Sellers**

Contact Nate Larson at Steffes Group,  
319.385.2000 or Tim Meyer at 319.750.1233



**SteffesGroup.com**

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