



VAN BUREN COUNTY, IOWA LAND AUCTION

SAT., NOVEMBER 5TH @ 3:00 P.M.

**Sale to be held at The Opera House Community Room,
103 Main St., Bonaparte, IA**



**236.54
SURVEYED ACRES
3 TRACTS**



**Visit Sullivan Auctioneers' website:
www.SullivanAuctioneers.com
for details, maps, photos & aerial tour!**

The Stecker Trust Farm is located in 27 of Harrisburg Township, Van Buren County, IA 4 miles north of Bonaparte, IA on Co. Rd. W40. (Be watching for pre-sale directional signs.)

**FARM SELLS WITH FULL POSSESSION FOR
THE 2017 CROP YEAR!**

Tract 1 – 79.58 Surveyed Acres: FSA information should indicate 77 acres tillable • Productive Haig & Pershing soils • CSR2 is 74.3! • Access is on the west by Co. Rd. W40 & on the north by 200th St.

Tract 2 – 77.07 Surveyed Acres: FSA information should indicate 73 acres tillable • Highly productive Haig & Pershing soils • CSR2 is 78.8! • Access is on the west by Co. Rd. W40 via a driveway that may require construction. Said driveway construction costs will be at the buyers expense and has been approved by the Van Buren County Secondary Road Department.

Tract 3 – 79.89 Surveyed Acres: FSA information should indicate 69.14 acres tillable with the balance being a wooded area and a small pond in the eastern portion of the parcel. • Productive Haig & Pershing soils • CSR2 is 69.7! • Access is on the west by Co. Rd. W40 via a driveway that may require construction. Said driveway construction costs will be at the buyers expense and has been approved by the Van Buren County Secondary Road Department.

**THE EMMA STECKER TRUST
STEPHEN SHRIVER – TRUSTEE**

Atty.: Alyssa R. Stewart • Burlington, IA • Phone: (319) 754-7585

FOR INFO: JIM HUFF (319) 931-9292

OR JEFF HOYER (319) 759-4320

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