

Des Moines County  
**LAND**  
& REAL ESTATE

# AUCTION

DANVILLE, IA  
5 miles N of Danville  
on X31, then ½ mile  
west on 180th St.

**THURS, NOVEMBER 21, 2013 AT 10 A.M.**

*PREVIEW: Wednesday, November 6th from 3-4pm*

**95 ACRES M/L - TILLABLE - CRP - TIMBER - 2 TRACTS**

## TRACT #1: 85 ACRES, M/L

(Subject to survey) 2014 Cash Rent to Buyer!

FSA info: Approx. 43 acres tillable

Approx. 23 acres are CRP:

23 acres at \$116.80 = \$2,686.40 exp. 9-30-2017

Approx. 20 tillable acres are rented for the 2014  
crop year at \$162.50 acre = \$3,250.00

77 CSR on tillable and 59.8 CSR on entire farm.

119 bu. corn yld & 18.8 acre corn base

26 bu. bean yld & 1.2 acre bean base

34 bu. wheat yld & 0.1 acre wheat base

Balance timber, pasture & Flint River runs thru.

Section 22, Pleasant Grove Twp, Des Moines Co., IA

## TRACT #2: MOBILE HOME Pond & Shop On 10 Acres M/L (Subject final survey)

19493 180th St., New London, IA

3 bedroom mobile home. 1226 sq. ft. Built in  
1983. Large living room w/ wood burning stove.  
Large master bedroom w/double closets & master  
bath. 2 bedrooms & full bath. Coleman furnace  
w/central air, Washer/Dryer hookups & 200 amp  
breaker box. Rural water & a well. 30'x40' shop, 2  
overhead doors. Grain bin, 2 sheds & a corn crib.  
10 acres m/l with pond.



## ALBERT F. HECKENBERG ESTATE

Ronald A. Heckenberg - Executor

Michael C. Vance - Attorney



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