



MONROE COUNTY, IOWA LAND AUCTION

MONDAY, NOVEMBER 3RD @ 10 A.M.

Sale to be held at the White Buffalo, 100-398 12th Ave E, Albia, IA 52531

117 ACRES± • 1 TRACT

The Bain Farm is located in Section 16, Buffalo Creek Township, Monroe County, Iowa. (5 miles north of Albia, Iowa.)

Make plans now to attend this upcoming Monroe County, Iowa land auction. This farm offers productive tillable farmland, with a CSR2 of 81.9! This parcel is improved with several terraces with tile inlets and an extensive amount of field drainage tile. If you are an investor looking to add to your portfolio or producer wanting to add acres to your operation, we urge you to take a look at this farm!

**DETAILS, MAPS & PHOTOS AVAILABLE ONLINE @:
www.SullivanAuctioneers.com**

THE JOHN BAIN SR. ESTATE

ATTY: Joseph F. Starcevic • Starcevic Law Firm • 13 South Clinton Street, Albia, IA • Ph: 641-932-7802

FOR ADDITIONAL INFO, CONTACT: John Probasco (641) 856-7355

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