

# WASHINGTON COUNTY

## Land Auction



Free & clear for 2018.

Land is located 1 1/2 miles south of Crawfordsville on Hwy 218, then 1 mile east on G62, then 1/2 mile south on Willow Ave., then 1/4 mile east on 325th, then 1/2 mile south on Willow Ave. to 3291 Willow Ave.

Auction held at the Crawfordsville City Hall, 105 N. Main St., Crawfordsville, IA

**WEDNESDAY, NOVEMBER 8, 2017 | 10AM**

# 280 ACRES M/L

## SELLS IN 4 TRACTS

Located in Section 26 & 35, Crawford Township, Washington County

**ALL ACRES ARE SUBJECT TO FINAL SURVEY**

Tracts #1, 2 & 3 will be sold price per surveyed acre and will be "Selling Choice with the Privilege" & the auction will finish w/Tract #4 being sold lump sum.

**Tract #1 – 39 Acres M/L**

FSA info: 38.5 acres tillable.  
CSR 2 of 88.9 on the entire farm.

**Tract #2 – 80 Acres M/L**

FSA info: 79.17 acres tillable.  
CSR2 of 89.2 on the entire farm.

**Tract #3 – 158 Acres M/L**

FSA info: 126.37 acres tillable of which 10.92 acres are in CRP for a combined total of \$3,290.  
CSR 2 of 79.9 on the tillable.

**Tract #4 – 4 Bedroom Home on 3 Acres M/L**

The large brick ranch style home was built in 1965 with 1,784 sq.ft. on the main level. The home features 4 bedrooms, a large living room, main level laundry room and full bath. The kitchen offers ample cabinet space, along with the adjoining dining area.

The full basement is ready to be finished and has a stool & shower.

The home has an attached breezeway to the 2 car garage.

Outbuildings include a 30'x60' machine shed, 36'x52' barn with concrete lot, 20'x34' garage, 40'x40' machine shed, 26'x40' shed, a corn crib & smaller barn. (1) 13,000 bu. and (2) 7,000 bu. grain bins. All situated on 3 Acres M/L (subject to survey)

**89.2**  
**CSR2**



## LESTER R. & MARION JONES ESTATE

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