



# MONROE COUNTY, IOWA LAND AUCTION

**TUES., NOVEMBER 15<sup>TH</sup> @ 10:00 A.M.**

**AUCTION TO BE HELD AT THE FARM, 6948 205TH TRAIL, ALBIA, IA**

Visit Sullivan Auctioneers' website:  
[www.SullivanAuctioneers.com](http://www.SullivanAuctioneers.com)  
for details, maps, photos & aerial tour!

**279.06**  
**SURVEYED ACRES**  
**3 TRACTS**



The Long Estate farm is located in Sections 29 & 32 of Mantua Township, Monroe County, Iowa. From the Junction of Highway 5 & 34 at the south edge of Albia, Iowa, go east on Highway 34 approximately 4½ miles to 205th Trail, then south approximately ½ mile to the farm. (Be watching for pre-sale directional signs.)

**Tract 1 – Home & 3.80 Surveyed Acres:** This tract includes a 1456 sq. ft. home built in 1978. The home offers 3 bedrooms, 2½ baths and a full basement with a summer kitchen. Other features include a wrap around deck and a gas forced air furnace with central air. The home has had several updates including new shingles, siding, windows & furnace in the last 10 years. This property is also improved with a detached garage, 2 barns, a small grain bin as well as large shaded yard. The acreage is serviced by rural water & Chariton Valley Electric. All appliances including the washer and dryer will be conveyed with the real estate. Access is from the northwest by 205th Trail.

**Tract 2 – 111.71 Surveyed Acres:** FSA figures should indicate 82 acres tillable that is currently in hay production • Productive Gara & Pershing soils with a CSR2 of 40.1 • The balance is in timber, wooded draws and offers 2 ponds • Access is from the west by 205th Trail.

**Tract 3 – 163.55 Surveyed Acres:** FSA figures should indicate 130 acres tillable currently in hay production • Productive Olmitz, Lindley, Weller & Gara soils with a CSR2 of 40.7 • The balance of this tract features hardwood timber areas, wooded draws, a creek as well as a pond • Access is from the north by 205th Trail.

**Pickup, Tractor & Kawasaki Mule:** '03 Ford Ranger Edge w/ 137,000 miles; '61 MF 35, dsl., runs good, one-owner; '03 Kawasaki 3010 Mule; **Farm Equipment & Farm Related Items:** 14' Bush Hog pull type rotary mower; IHC 7' 3 pt. sickle bar mower; IHC #35 side delivery rake with dolly wheel; IHC manure spreader; older running gear; JD 3 pt. sway blocks; 110 gal. sq. fuel tank; antique walking plow; 3 pt. boom; pull type dirt slip; chain link pasture drag; Stihl MS 180L chainsaw; Coleman Powermate pressure washer; Gas powered weed eater; Gold Circle gates; fencing materials; (2) older 15" saddles; steel wheels; **Household & Collectibles:** Fischer Regent, 25¢ amusement style pool table; antique & modern furniture; appliances; flat screen TV; glassware and much, much more!

## EVERETT LONG ESTATE

**LARRY CURTIS – ADMINISTRATOR**

Attorney: Joseph F. Starcevic • Starcevic Law Firm  
13 S Clinton St. • Albia, IA 52531 • Phone: 641-932-7802

**FOR ADDITIONAL INFO., CONTACT OUR NATIONAL REP.:  
JOHN PROBASCO (641) 856-7355**

**SULLIVAN AUCTIONEERS, LLC • TOLL FREE (844) 847-2161  
www.sullivanauctioneers.com • IL License #444000107**