

DES MOINES COUNTY, IA

# LAND AUCTION

THURSDAY, NOV. 21 AT 6:00 PM

**35.74± ACRES - 1 TRACT**

POSITIVELY SELLS TO THE HIGHEST BIDDER!

**BUILDING SITES  
PRODUCTIVE TILLABLE ACRES  
HUNTING & RECREATIONAL**

**CSR 73.2 ON THE  
TILLABLE ACRES**

**INSPECTION:**

**Saturday, November 9th  
9:00 AM to 11:00 AM**



**AUCTION LOCATION:** Sale to be held at the Machinist Union Hall, 16452 DMC Hwy. 34, West Burlington, Iowa.

**PROPERTY LOCATION & DIRECTIONS:** The Lange farm is located 1 ½ miles north of West Burlington, IA. Take Beaverdale Rd. to Washington Rd., then ¼ mile east to 142<sup>nd</sup> Ave. (private dead end road), then ¼ mile north. This 35.74 acre tract of land contains approximately 19.21 acres of level to gently rolling tillable farmland, of which 8.6 acres are enrolled into the CRP program until 2017 with an annual payment of \$1,201.00. The balance of this farm is timber. The timber on this farm provides excellent cover for whitetail deer, turkey and other small game. The location of this farm is hard to beat with its close proximity to the Hwy. 34 4-lane highway and city limits of West Burlington. It is truly a builder's dream w/many areas to choose from for new home(s) and with public utilities nearby.

**TODD R. LANGE & HOLLY K. BRIDGHAM - SELLERS**

**JIM MILLER - CRAY, GODDARD, MILLER & TAYLOR LLP - ATTY FOR SELLERS**



**www.fraiseauction.com**

**319-367-5744**