

Louisa County Land & Real Estate

AUCTION

COLUMBUS JUNCTION, IA The farm and house are located 5 miles south of Columbus Junction/Columbus City on X17, then ½ mile northwest on 94th Street to 24758 94th Street. Watch for signs.

TUESDAY, NOVEMBER 15, 2016 | 2 PM



**83
CSR**



220 ACRES M/L - 4 TRACTS

Tracts #1 - #3 are "Selling Choice w/ Privilege" and Tract #4 will sell after.

AUCTIONEER'S NOTE: Farm is selling Free & Clear for the 2017 farming season.

TRACT #1 - 84 Acres M/L (subject to survey)

FSA info: 71.68 acres tillable, balance timber.

CSR 2 of 82.8 (CSR 1 of 83.1) on the tillable.

TRACT #2 - 87 Acres M/L (subject to survey)

FSA info: 74.83 acres tillable, balance timber.

CSR 2 of 83.8 (CSR 1 of 83.2) on the tillable.

TRACT #3 - 47 Acres M/L (subject to survey)

This property is all timber with Buffington Creek running through the property.

TRACT #4 - Home On 2 Acres M/L (subject to survey)

24758 94th St, Columbus Junction. This 1 ½ story, 4 bedroom home has 2,030 sq. ft. 2 bedrooms on the main level and 2 bedrooms upstairs. Updated windows(except living room). Enclosed back porch. Several usable buildings & bins. All located on 2 acres M/L.

ELAINE GIPPLE
William Mathews - Att.

PATRICIA PEAY
Roger A. Huddle - Att.

For details contact Nate Larson at Steffes,
319.385.2000 or by cell 319.931.3944



319.385.2000 | SteffesGroup.com

Steffes Group, Inc. 605 E Winfield Ave, Mt. Pleasant, IA