

Henry County  
LAND &  
ACREAGE  
Mt. Pleasant, IA

3 miles NW of Mt. Pleasant on Hickory Ave, then S to 2045 Hoover Ave. Auction held onsite.

# AUCTION

**THURSDAY, DECEMBER 5, 2013 at 1:02 P.M.**

*Open House on Wednesday, November 20th from 4-5pm*

## 2 Tracts

### TRACT #1 – 123 ACRES M/L

CRP & TIMBER (Subject survey)

Perfect for wildlife with Big Creek running through, CRP and abundant timber.

Outbuildings: older 36'x48' barn, 41'x56' pole barn & small grain bin. \$4,553 CRP income!

FSA info: 46.66 acres tillable of which 37.5 CRP, exp. on 9/2017.

CSR on tillable is 50 and 42.3 on entire farm.

118 bu. corn yld & 9.3 acre corn base.

Sec. 29 & 30, Marion Twp, Henry Co., IA

### TRACT #2

#### 3 Bedroom Home on 2 Acres M/L

This 3 bedroom, 1 ½ story home has 1,325 sq.ft. Entirely remodeled in 1980's. Main level has large kitchen, 1 bedroom, & tiled ¾ bath. Upstairs has 2 bedrooms & full bath w/ tiled floor. Enclosed porch. Basement: Ruud high efficient GFA w/ central air, electric water heater, washer/dryer hookups & 200 amp breaker box. Well is located on Tract#1 and is shared. All on a 2 acres M/L.

*125 Acres, M/L – 2 Tracts (Subject To Survey)*



Buyer receives immediate hunting rights on Tract #1!



### MARY L. PROTTSMAN ESTATE

Steve Prottzman – Executor

James Becker - Attorney



### STEFFES GROUP, INC.

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