

Timed Online Washington County, Iowa LAND AUCTION and Acreage

274±

Acreage - 4 Tracts
subject to final survey

Washington, Iowa



CLOSES: WEDNESDAY, DECEMBER 7 AT 10AM 2022 CST

Auctioneer's Note: Land with CRP income along with timber & pasture perfect for hunting & recreation, along with a home with a machine shed & grain bins!

Land is located 5 ¼ miles south of Washington, IA on Highway 1, then 1 ½ miles east on 290th Street, then 1 mile south on Kiwi Avenue, then ¼ miles west on 300th Street to 1970 300th Street, Washington, IA.

TRACT 1 - 76± ACRES

FSA indicates: 74.27 HEL tillable acres of which 72.4 acres are in CRP. CSR 2 is 56.2 on the tillable acres.

Located in Section 10, Brighton Township, Washington County, Iowa.

TRACT 2 - 69± ACRES

FSA indicates: 55.7 HEL tillable acres of which 55.7 acres are in CRP. CSR 2 is 60 on the tillable acres.

Located in Section 11, Brighton Township, Washington County, Iowa.

TRACT 3 - 129± ACRES

FSA indicates: 65.8 HEL tillable acres of which 35.8 acres are in CRP. CSR 2 is 45.4 on the tillable acres. This tract has a 46'x62' pole barn, 2 ponds, pasture & timber.

Located in Sections 10 & 11, Brighton Township, Washington County, Iowa.

FSA information on entire farm:

FSA indicates: 195.77 acres tillable.

CRP contract is \$236.82 x 163.90 acres = \$38,815.00

TRACT 4 - 3 BED HOME ON 5± ACRES

Open House: Wed, Nov. 23 from 10-11AM

Located at 1970 300th Street, Washington, Iowa.

- Built in 1900 and offers 1,344 sq. ft.
- Updated eat in kitchen w/ refrigerator, gas stove, ceramic tile & double sink.
- Main level has two living rooms, bedroom & full bathroom.
- Two bedrooms upstairs.
- Basement w/ washer & dryer, HE gas forced air furnace & central air, new water heater.
- Other amenities include: Metal roof, Rural water & a well, 150 amp breaker box setup for generator.
- Attached insulated & heated garage.
- Outbuildings include: machine shed, barn, hog confinement.
- Grain bins include: (1) Grain bin w/dryer, (2) additional grain bins.

Timed Online Estate Equipment Auction

📍 1970 300th Street, Washington, Iowa

CLOSES: WED, DECEMBER 7 AT 1PM

Preview: November 23 from 10-11AM

Loadout: December 9 from 9AM - 3PM



For equipment, contact Jerry Roth of Steffes Group,
319.385.2000 or 319.750.3269

CARLA J. ROBERTSON & RONALD L. ROBERTSON ESTATE

Nick AbouAssaly of Simmons Perrine Moyer Bergman P.L.C. - Closing Attorney

Craig Davis of Lloyd, McConnell, Davis & Lujan, L.L.P. - Attorney for the Estate

For real estate, contact Mason Holvoet of Steffes Group,

319.385.2000 or 319.470.7372

scan for details



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