

WAYNE COUNTY, IA **LAND AUCTION** **362 ACRES± • 5 TRACTS**

AUCTION TO BE HELD AT THE LINEVILLE, IA COMMUNITY CENTER

WED., DECEMBER 10TH AT 1:00 P.M.

**WORLD CLASS HUNTING FARM
SURROUNDED BY LARGE TRACTS OF
MANAGEMENT FARMS!**



The McCann Farm is located in Sections 6 & 7 in Grand River Township, Wayne County, Iowa, approximately 2 miles north of Lineville, IA.

Make plans to check out this 362± acre, Wayne County, IA farm. Farm represents tillable cropland, superb whitetail deer and wild turkey hunting, recreational acreage, a lodge, ideal building sites and more!

TRACT 1 - 76 ACRES ± (SUBJECT TO SURVEY)

- FSA figures should indicate 39.76 acres of HEL farmground and 34.71 of UHEL ground. The balance consists of a pond, stream and wooded draws.
- Improvements include a 150'x60' metal machine shed/lodge containing 1,500 sq. ft. of living area with 3 bedrooms, executive kitchen and great room with fireplace. All high end appliances, including ss kitchen appliances and front load washer & dryer, are being conveyed with the lodge. There is a large composite deck on the south side of the lodge overlooking the valley.
- Access is along the east by Cedar Ridge Rd.
- Also included with this tract is a hunting lease for 194 acres that joins Tract 1 — this is a 17 year lease.

TRACT 2 - 108 ACRES ± (SUBJECT TO SURVEY)

- FSA figures should indicate 50.43 of HEL farm ground and 56 acres of UHEL ground. The balance is in ponds, timber and wooded draws.
- Improvements include a cattle feeding area.
- Access is on the east side by Cedar Ridge Rd. and the south side by Cedar Rd.

TRACT 3 - 108 ACRES ± (SUBJECT TO SURVEY)

- FSA figures should indicate 51 acres of HEL farm ground and 38 acres of UHEL ground. The balance is in timber, wooded draws and a pond.
- Access is along the south side by Cedar Rd.

TRACT 4 - 35 ACRES ± (SUBJECT TO SURVEY)

- FSA figures should indicate 12.97 acres of NHEL ground.
- The balance of this tract is in timber, a creek and wooded draws.
- Access is along the south by Cedar Rd.

TRACT 5 - 25 ACRES ± (SUBJECT TO SURVEY)

- This tract offers improved pasture, rural water and a livestock feeding area.
- Access is on the south and west sides by Cedar Ridge Rd.

ALL TRACTS HAVE UTILITIES AVAILABLE

These tracts have income producing acres, as well as some of the best hunting south Iowa has to offer. Dr. McCann has developed this farm as his personal hunting paradise. Come take advantage of this unique opportunity!

MCCANN FARMS
DR. RYAN MCCANN - OWNER

REPRESENTING & CLOSING ATTORNEY: RICK LYNCH
207 SOUTH WASHINGTON ST. • BLOOMFIELD, IA • PH: 641-664-3188

FOR ADDITIONAL INFORMATION CONTACT:
JOHN PROBASCO AT 641-856-7355

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