



Appanoose County, IA

LAND AUCTION

135 ACRES • 1 TRACT

SALE TO BE HELD AT THE MOTEL 60 & VILLA CONFERENCE ROOM,
HWY. 5 NORTH, CENTERVILLE, IOWA

SAT., DEC. 28TH AT 5:00 P.M.



PRODUCTIVE FARMLAND!
OUTSTANDING HUNTING!

Location & General Information: Land is located in Sections 29 & 30, T69N•R17W, Vermillion Township, Appanoose County, IA. From the intersection of Hwys. 5 & 2 in Centerville, IA, go north approximately 1½ miles, turn right or east onto St. Joseph's Drive, go approximately ¼ mile, then turn left or east onto 500th Street and go approximately ¼ mile to the farm. (Be watching for pre-sale directional signs.)

FSA figures should indicate 112 acres of farmland with 70 acres of productive soil currently seeded to a wheat cover crop (ready for the 2014 crop year); 10.2 acres are enrolled in CRP practice CP21 at \$208.65 per acre through 9-30-2023; and 31.7 acres are enrolled in CRP practice CP23 at \$251.23 per acre through 9-30-2028. The balance of the farm is a creek and wooded areas.

This is a highly productive farm with income on almost 90% of the acres with the balance offering some of the best hunting South Iowa has to offer. Farm sells complete with cover crop established and two new hunting shacks strategically placed to enhance your enjoyment!

GARRY & BERNADINE COWAN

REPRESENTING ATTORNEY: Rick Lynch

207 South Washington Street • Bloomfield, IA • Phone: 641-664-3188

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

Call for a detailed color brochure!

Additional info. available online – Scan the code, or visit:

www.sullivanauctioneers.com

