VAN BUREN COUNTY LAND

AUCTION
Stockport, Iowa

144+ acres selling in 4 Tracts

WEDNESDAY, JANUARY 8, 2020 AT 10AM

STOCKPORT, IOWA - Land is located 1 ½ miles north of Stockport on W30, then 1 mile north on Spruce Ave., then ¼ miles east on 105th Street. Auction to be held at Steffes Group Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641

144 Acres M/L – Sells In 4 Tracts

*Selling Choice with the Privilege* Tracks #1, 2, 3 & 4 will be sold price per surveyed acre and will be selling Choice with the Privilege. High bidder may take Track #1, Track #2, Track #3, Track #4 or all tracks or any combination of tracks, in any order, times their high bid. This will continue until all four tracks are sold. Tracks will not be recombined.

**Tract #1 – 79 Acres M/L – Subject to final survey**
Approx. 76 acres tillable.
Corn Suitability Rating 2 of 57.5 on the tillable.
Located in Sections 5 & 6, Cedar Township, Van Buren County, Iowa

**Tract #2 – 47 Acres M/L – Subject to final survey**
FSA indicates: 40.17 acres tillable all of which are in CRP as follows:
27 acres at $143.46 = $3,873 and expires on 9-30-2021.
13.17 acres at $154.21 = $2,031 and expires on 9-30-2021.
Corn Suitability Rating 2 of 61.6 on the tillable.
Located in Section 5, Cedar Township, Van Buren County, Iowa

**Tract #3 – 13 Acres M/L – Subject to final survey**
This tract is a recreational tract with timber and a small pond.
Located in Section 6, Cedar Township, Van Buren County, Iowa

**Tract #4 – 5 Acres M/L – Subject to final survey**
This tract is a recreational tract with timber.
Located in Section 6, Cedar Township, Van Buren County, Iowa

**T3**
11.17 acres at $154.21 = $1,736 and expires on 9-30-2021.
Corn Suitability Rating 2 of 61.6 on the tillable.
Located in Section 6, Cedar Township, Van Buren County, Iowa

**Special Provisions:**
For Information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

Carolyn S. & Walter S. Church, Kriss Williams, Teresa Fenton and Marilyn Williams
Timothy D. Roberts & John R. Webber – Attorney for Sellers
For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

SteffesGroup.com
Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 641.423.1947
Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.