February 1st, 2020, 11:00 AM - Farmland/Recreational Property Auction of 300 acres, more or less, to be sold in 5 tracts. This property offers productive farmland, great recreational property, and many building sites. The property offers phenomenal deer and turkey hunting as well as over $20,000 in annual income. There are multiple ponds/lakes on the property providing incredible views for a new home or cabin. These ponds provide excellent fishing and a place for waterfowl.

Tracts 1 - 4 are located approximately 6 miles west of Keosauqua on Rte. J40, then North on Heather Rd 2 miles to 205th St.
Tract 5 is located 3.5 miles southeast of Douds on Eagle Dr., then south ¾ mile on Iowa Oak Grove Ave.

**Tract 1** –30 acres, more or less, representing productive farm ground

- FSA should indicate 25.59 acres tillable
- Weighted CSR2 average of 43.4

**Tract 2** – 40 acres, more or less, representing great recreational land with tillable ground

- FSA should indicate 16.96 acres tillable
- Weighted CSR2 average of 41.2
- Balance in excellent wildlife habitat

**Tract 3** – 70 acres, more or less, representing great recreational land with tillable ground

- FSA should indicate 35.92 acres tillable
- Weighted CSR2 average of 40.1
Balance in excellent wildlife habitat

Tract 4 – 80 acres, more or less, representing great recreational land with tillable ground
- FSA should indicate 52.03 acres tillable
- Weighted CSR2 average of 36.9
- 32 acres CRP @ $106.53 per acre through 2020
- Balance in excellent wildlife habitat

Tract 5 – 80 acres, more or less, representing great recreational land with tillable ground
- FSA should indicate 56.72 acres tillable
- Weighted CSR2 average of 41.8
- Balance in excellent wildlife habitat

Auction to be held at The Lodge at Windy Ridge, 17082 252nd Street Cantril, IA 52542 on February 1st, 2020 at 11:00 AM

Terms and Conditions:
All tracts will be sold as “Choice” whereas high bidder may take any one of the available tracts, all tracts, or a combination as desired. Tracts will not be combined to be sold. Seller reserves the right to refuse
AUCTION- 300 Acres, m/l, Land in Van Buren County, IA - February 1st, 2020