

# HENRY & LEE COUNTY COUNTY IOWA LAND AUCTION

THURSDAY, OCTOBER 31, 2024 @ 10:00 A.M.

**256±**  
OFFERED IN  
4 TRACTS **Acres**

## FAYE P. FRAISE ESTATE

MATTHEW R. MORRISON, PRESIDENT/CEO  
NICHOLE L. NAGEL, ASSISTANT VICE PRESIDENT  
PILOT GROVE SAVINGS BANK - EXECUTOR



Toll Free 833.273.9300 | Lic. #444.000611

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REPRESENTING ATTORNEY:  
FEHSEKE & GRAY LAW OFFICE  
1023 AVE G  
FORT MADISON, IA 52627  
(319) 372-7181

AUCTION REPRESENTATIVES:  
Jim Huff (319) 931-9292  
Terry Hoenig (319) 470-7120

# Tract Information

## TRACT 1 • 13± ACRES (SUBJECT TO SURVEY)

- FSA information indicates approximately 10.88 acres of tillable cropland that is currently in CRP (CP1), with a payment of \$218.80 per acre, expiring 2034.
- Nodaway-Cantril, Douds and Clinton soils.
- CSR2 is 51.3.
- This parcel offers several very attractive new home building sites and features hard surface road frontage.
- Rathbun Rural Water is in close proximity to this tract.
- Access is on the north by Co. Rd. X23 (New London Rd).

## TRACT 2 • 13± ACRES (SUBJECT TO SURVEY)

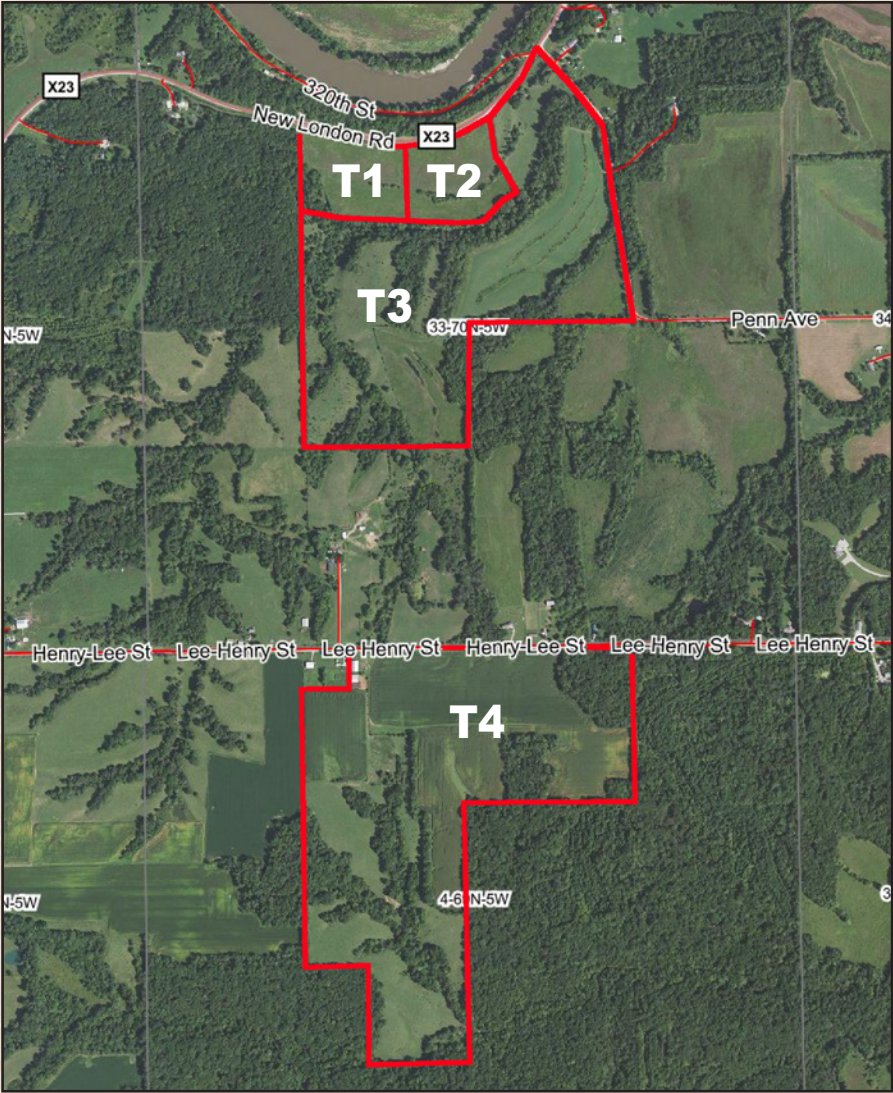
- FSA information indicates approximately 10.88 acres of tillable cropland that is currently in CRP (CP1), with a payment of \$218.80 per acre, expiring 2034.
- Nodaway-Cantril, Douds and Clinton soils.
- CSR2 is 40.3.
- This parcel offers several very attractive new home building sites and features hard surface road frontage.
- Rathbun Rural Water is in close proximity to this tract.
- Access is on the north by Co. Rd. X23 (New London Rd).

## TRACT 3 • 102± ACRES (SUBJECT TO SURVEY)

- FSA information indicates approximately 36.49 acres of tillable cropland, including 21.92 acres in hay production. The balance of the tillable acres is in CRP, including 10 acres in CRP (CP9) with a payment of \$219.97 per acre, expiring in 2034 and 4.57 acres in CRP (CP1) with a payment of \$218.80 per acre expiring in 2034.
- Nodaway-Cantril, Clinton and Lindley soils
- CSR2 is 49.8.
- The balance of this tract is in wooded draws and wooded areas offering awesome hunting/ recreational acreage.
- Rathbun Rural Water is in close proximity to this tract.
- Access is on the east by Penn Ave.

## TRACT 4 • 128± ACRES (SUBJECT TO SURVEY)

- FSA information indicates approximately 77.72 acres of tillable cropland, currently in row crop production and pastureland.
- Weller, Lindley and Beckwith soils.
- CSR2 is 43.
- The balance of the tract is in wooded draws and wood areas offering desirable hunting/ recreational acreage.
- This tract is improved with a 48ft. x 78ft. machinery storage building, a 50ft. x 62ft. machinery/livestock barn and an older grain bin.
- Rathbun Rural Water runs along the northern border of this tract.
- Access is on the north by Henry-Lee St.



## Location

The Fraise Farm is located in Section 33, Baltimore Township, Henry County, IA and Section 4, Pleasant Ridge Township, Lee County, IA 15 miles southeast of Mt. Pleasant, IA or 8 miles north of West Point, IA. To access Tracts 1-3 go south of the small village of Lowell, IA a ½ mile on Co. Rd. X23 (New London Rd.) Lowell, IA is located 7 miles south of New London, IA. To access Tract 4 continue south 1.5 miles on Co. Rd. X23 (New London Rd) to Henry Lee St. Turn left or east and proceed a ½ mile to the farm.

### Henry County Iowa



### Lee County Iowa





▶ **VIRTUAL  
ONLINE AUCTION**

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▶ **256± ACRES  
4 TRACTS**

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▶ **HENRY & LEE  
COUNTY, IOWA  
LAND AUCTION**

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▶ **FAYE P. FRAISE  
ESTATE**

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▶ **THURSDAY,  
OCTOBER 31, 2024  
@ 10:00 AM <sup>CDT</sup>**

**MERIT AUCTIONS**

PO BOX 509 • 4502 AVENUE O  
FT. MADISON, IA 52627



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4 TRACTS Acres**

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