

VIRTUAL ONLINE - LEE COUNTY IOWA LAND AUCTION

THURSDAY, NOVEMBER 14, 2024 @ 1:00 P.M.

**75±
ACRES**

2 TRACTS
(SUBJECT TO SURVEY)



**BOBBY A. CLEVELAND
IRREVOCABLE TRUST**

**BRENDA J. SEITZ &
BARBARA J. SEITZ
CO-EXECUTORS**

REPRESENTING ATTORNEY: R. L. (DICK) FEHSEKE, JR. | FEHSEKE & GRAY LAW OFFICE
1023 AVE G | FORT MADISON, IA 52627 | (319) 372-7181



AUCTION REP:
JIM HUFF
(319) 931-9292

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conducted as a virtual,
online auction.
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LOCATION

The Cleveland farm is located in Section 1, T67N-R6W, Charleston Township, Lee County, Iowa 3 miles east of Donnellson, IA on St. Hwy. 2.

2121 HWY. 2
DONNELLSON, IA 52625



**THURSDAY,
OCTOBER 31ST
4:30 - 6:00 PM**

TRACT INFORMATION

TRACT 1 • 70± ACRES (Subject to Survey)

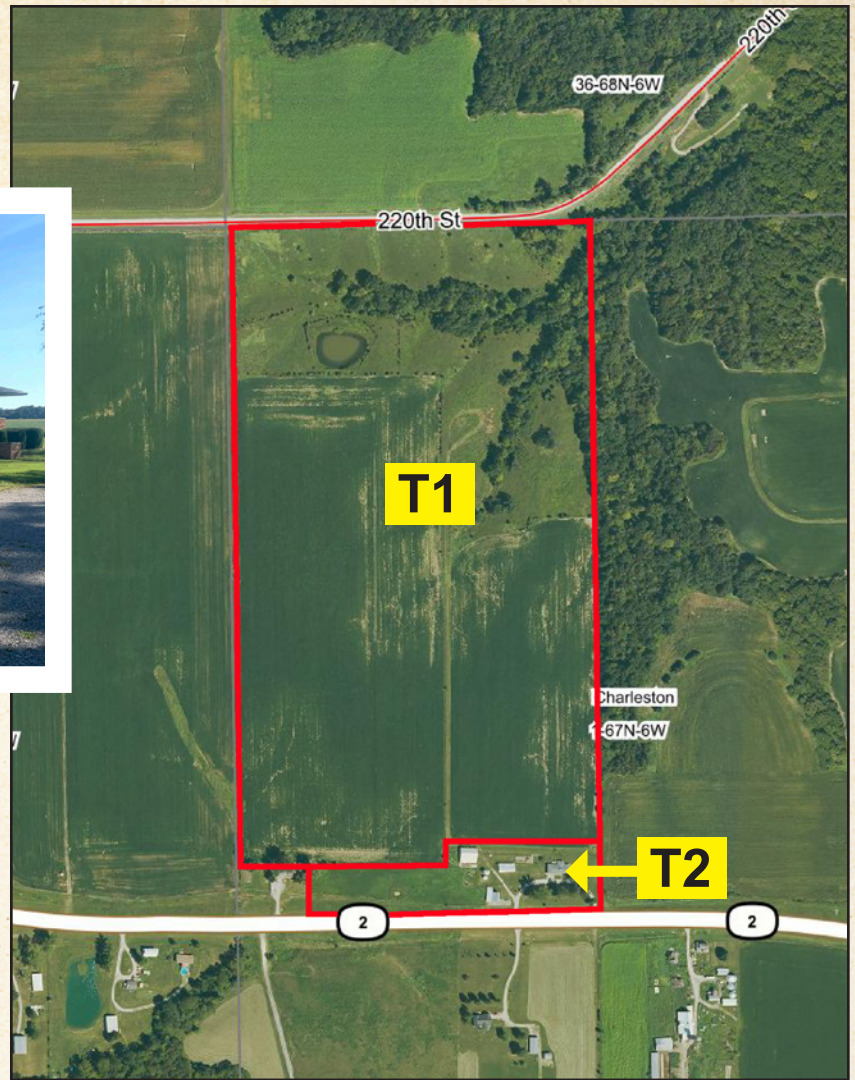
- FSA information indicates approximately 47.24 acres of tillable cropland, that is currently in row crop production. The balance of the tract is in pastureland, wooded draws and a pond offering desirable hunting/recreational acreage.
- Pershing, Ashgrove & Edina soils.
- CSR2 is 44.7 (58.7 on the tillable acres).
- Rathbun Rural Water is in close proximity to this tract.
- Access is on the north by 220th St.

TRACT 2 • COUNTRY ACREAGE & 5± ACRES (Subject to Survey)

PHYSICAL ADDRESS:

2121 HWY. 2 | DONNELLSON, IA 52625

- This parcel is improved with an attractive brick ranch style home that offers 3 bedrooms, 1½ baths, an attached 2 car garage and 1,861 sq. ft. of living area. Other amenities of the home include an additional family room, double sided stone fireplace, full basement w/ a kitchen area and GFA heat w/ central air.
- Improvements on the tract include a 51ft. x 62ft. machinery / livestock building, a 40ft. x 52ft. hay/ livestock barn that has a concrete floor and several other very usable out buildings.
- Rathbun Rural Water is located on the parcel.
- We urge you to take a look at this well maintained acreage that is conveniently located just east of Donnellson, IA or 8.5 miles west of Ft. Madison, IA.
- Access is on the south by St. Hwy. 2.



**BIDDING INFORMATION & VIRTUAL
AERIAL VIDEO AVAILABLE ONLINE!**

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ONLINE AUCTION**

▶ **75± ACRES
(Subject to Survey)
2 TRACTS**

▶ **LEE COUNTY,
IOWA
LAND AUCTION**

▶ **THURSDAY,
NOVEMBER 14, 2024
@ 1:00 PM ^{CST}**

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