

Hancock County Land Auction

162 +/- Acres

Section 30 & 36 of Concord TWP

**LIVE WITH
ONLINE
BIDDING**

**TUESDAY
December**

**2nd
10:00 AM**

ATTENTION

**Developers
& Investors**

LIVE Auction Location:

Up 4 Celebrations, 300 North State St, Garner, IA

PROPERTY FEATURES:

TRACT 1: 82 +/- Deeded Acres, 81.27 +/- Taxable Acres, 81.01 +/- Tillable Acres, CSR2 of 83, Prominent Soil Types: Canisteo clay loam, Webster clay loam & Nicollet clay loam, Immediate possession after closing, Touching the city limits of Garner, IA, Huge development potential, GHV School District, Section 30 of Concord TWP, Hard Surface US-18 Highway, 475 +/- Feet of Highway 18 Frontage, Average Annual Daily Traffic of 6,600 per IA D.O.T., Real Estate Taxes \$2,410

TRACT 2: 80 +/- Deeded Acres, 77 +/- Taxable Acres, 72.32 +/- Tillable Acres, CSR2 of 60.5, Prominent Soil Types: Harcot clay loam, Bolan loam & Okoboji silty clay loam, Approximately 1 mile off hard surface county R70, Corner of Apple Ave & 225th St, Immediate possession after closing, Near Ventura, IA, Section 36 of Concord TWP, Real Estate Taxes \$1,650

NO BUYERS PREMIUM

THOMPKINS TRUST AUCTION #2858

AUCTIONEER: JJ WISE 641-420-7355

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