



TROPHY
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

Appanoose County Land Auction

466 +/- Acres Offered in 5 Tracts



Trophy Properties and Auction • 855.573.5263 • www.Trophypa.com

LIVE
 AUCTION



AUCTION DATE: September 6, 2017 @ 10AM
HELD AT: Cincinnati Community Center, 102 Depot Lane, Cincinnati, IA 52549

PROPERTY ADDRESS:

00 600th Street
 Cincinnati, IA 52549

ACRES: 466 +/-
COUNTY: Appanoose

PROPERTY DESCRIPTION:

Due to the tragic passing of a great friend and one of the principle owners of the farm we have decided to sell the following at Public Auction. This close group of friends are motivated to sell the farm and to put closure on the loss of their friend.

466+/- acres offered in 5 Tracts. Farm consists of productive tillable land, hay ground, ponds and timber. Farm Service Agency figures 471.96 acres of farmland and 203.93 acres of cropland. Fantastic deer hunting, income producing with easy access. Make plans to attend this sale!

- Tract 1** – 78+/- acres consisting of productive tillable land, woods, creek and pond.
- Tract 2** – 116+/- acres consisting of productive tillable land, hay ground, woods, creek and ponds.
- Tract 3** – 80+/- acres consisting of hay ground, woods, creek and ponds.
- Tract 4** – 39+/- acres consisting of hay ground, woods and creek.
- Tract 5** – 153+/- acres consisting of hay ground, woods, creek and pond.

Sellers: TYL Enterprises, LLC, Frank Family, LLC, Sabad Properties, LLC, & Volunteer Property Management, LLC

All announcements made sale day take precedence over prior advertising either written or oral. The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As Is, Where Is".



PRESENTED BY:

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