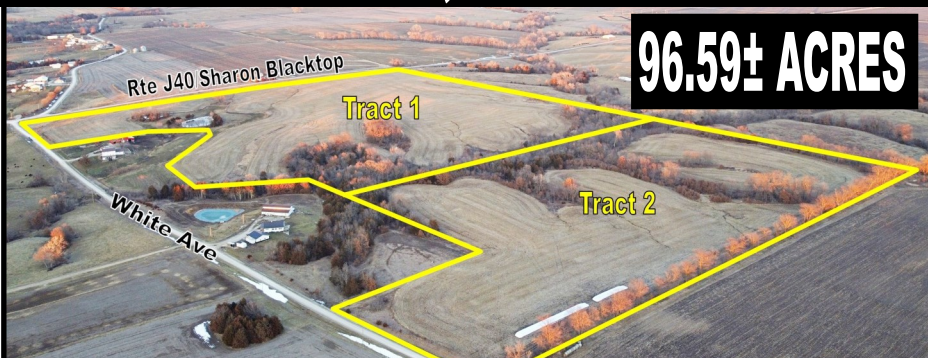


ONLINE ONLY VAN BUREN CO., IA LAND AUCTION

BIDDING ENDS: WED., MARCH 20TH AT 10AM



Sec. 2, Bonaparte Twp., Van Buren Co., IA

Location & General Information: The Warner Family Farm is located in Section 2, T68N-R8W, Bonaparte Township, Van Buren County, Iowa and is generally located 4 miles northeast of Bonaparte, IA on County Hwy. Rte. J40 (known locally as the Sharon Blacktop). Land represents tillable farmland, hunting/recreational land and premier building sites. This is a great farm to add to your farming operation or investment portfolio.

Tract 1 - 62.8± Acres (Subject to Survey)

- FSA information indicates approximately 47.27 tillable acres
- Soils include Pershing, Weller & Ashgrove - CSR2 rating is 49.6 - Available for the 2024 crop year
- Potential building site with hard road access
- The balance of the tract offers a small pond, wooded draws and a bordering creek that provides awesome hunting/recreational habitat
- Accessible from both White Avenue & Co. Hwy. Rte. J40/Sharon Blacktop

Tract 2 - 33.79± Acres (Subject to Survey)

- FSA information indicates approximately 24.11 tillable acres
- Soils include Weller, Ashgrove & Lindley - CSR2 rating 45.6 - Available for the 2024 crop year
- The balance of the tract offers wooded draws and a bordering creek that provides awesome hunting/recreational habitat
- Potential building site
- Access is from White Avenue

MARY WARNER FAMILY HEIRS – SELLERS

Christy Popejoy of Napier, Wolf & Popejoy – Attorney for Seller



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