



Bidding Opens: Thursday, October 16th
Closes: **THURSDAY, OCTOBER 23rd at 10 AM**

Open House:
Tuesday, October 14th
from 2-5 PM

Montrose, Iowa

HOME
& 50[±]
acres selling in 3 Tracts



Tract 1: 3 Bedroom Home

Selling a 3 bedroom, 2 bath home located at 300 N 1st Street in Montrose, Iowa. This single story, 1,489 sq. ft. home was built in 2006 and features an open kitchen, living room, dining room area with vaulted ceilings and large windows with a view of the Mississippi river. The home has an oversized attached garage w/ a separate workshop, large entryway, a full unfinished basement, central air and cement patio located on a hard surfaced road. Make plans now to attend the open house viewing on Tuesday, October 14th from 2-5PM.



Tract 2: 40 Taxable Acres M/L

40 taxable acres located in Section 4 T66N-R5W, Montrose Township, Lee County, Iowa. FSA indicates this farm has 40.23 acres of tillable land with an average CSR2 of 43.9.



Tract 3: 9.95 Taxable Acres M/L

9.95 taxable acres located in Section 3 T66N-R5W, Montrose Township, Lee County, Iowa. FSA indicates this farm has 8.92 acres of tillable land with an average CSR2 of 43.6.

PERSONAL PROPERTY AUCTION

Opens: Wednesday, October 1
Closes: **Wednesday, October 8 at 4 PM**



Joyce L. McLearn Estate
Connection Bank - Executor
Laura Krehbiel, Attorney for the Seller
Auction Representative: Terry Hoenig, 319-470-7120

HOENIGAUCTIONS.COM
Hoenig Auctions, West Point, IA
319-250-0837

For Complete Auction Information & Terms visit HoenigAuctions.com

Announcements made the day of sale take precedence over advertising.