



Hawkeye Farm  
Mgmt & Real Estate

## PRODUCTIVE AG LAND

- 129.5+/- ACRES
- 92.72 DCP CROPLAND ACRES
- 67.8 CSR2
- LOCAL TENANT IN PLACE FOR 2023 SEASON
- PRIMARY SOIL TYPES: BASSETT, ORAN, CLYDE-FLOYD COMPLEX
- S14-T90N-R9W
- TAXES: 5 PARCELS | \$2,866 ANNUAL

## NOTE

- JUST OUTSIDE HAZLETON, IOWA
- CENTRALLY LOCATED BETWEEN HAZLETON, OELWEIN, MAYNARD, AURORA, WINTHROP, INDEPENDENCE, JESUP, DUNKERTON, FAIRBANK, BRYANTSBURG, OTTERVILLE

## Luke Nissen

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## UCIowa.com

United Country Hawkeye  
Farm Mgmt. & Real Estate  
1010 S. Clinton | Albia, IA 52531  
Alan Ammons-Broker  
All Agents Licensed in the state of Iowa.

— 129.5+/- ACRES OFFERED IN 1 TRACT —

\*SUBJECT TO SURVEY

# FARMLAND AUCTION

REPRESENTING:

**TICHENOR FAMILY TRUST**  
**BUCHANAN COUNTY, IOWA**  
**HAZLETON TOWNSHIP**



**11am — Wednesday, February 15, 2023**

**AMERICAN LEGION COMMUNITY HALL**

**105 Hayes Street West | Hazleton, IA 50641**

United County Hawkeye Farm Mgmt & Real Estate is honored to represent the Tichenor Family Trust farmland sale located in Buchanan County, Iowa. This 129.5 +/- acre Hazleton Township farm will be sold as a single tract at live public auction on Wednesday February 15, 2023. The gently rolling topography consists of 92.72 DCP Cropland acres supported by a 67.8 CSR2 average. Bassett, Oran, and Clyde-Floyd complex are the three predominant soil types throughout this well-maintained farmland, and the remaining timber balance offers an excellent place for outdoor recreation. We look forward to seeing everyone 11:00 AM at the American Legion Community Hall located in Hazleton, Iowa. For more information contact Iowa Land Specialist Luke Nissen at 712-304-4827 or email [luke@uciowa.com](mailto:luke@uciowa.com).

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supercede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.