

LAND AUCTION

FRIDAY, JANUARY 24, 2020 10:00 AM
100 ACRES M/L SELLS IN 3 TRACTS

SECTION 15, COMPETINE TOWNSHIP, WAPELLO CO, IA

Located 3-1/2 miles south of Martinsburg, Iowa, to Farson, Iowa, then 1-1/2 miles East to Farm

SALE TO BE CONDUCTED AT THE
HEDRICK COMMUNITY CENTER, 109 N. MAIN STREET, HEDRICK, IOWA



Tract I – 47.50 Acres: According to Farm Service Agency (FSA), 43.29 crop acres; CSR-2 of 79.5; (2) 3,500- bushel grain bins; 45'x53' pole barn.

Tract II – 52 Acres: According to FSA, 30.55 crop acres, plus 13.55 Acres in Conservation Reserve Program (CRP); CSR-2 of 70.7.

Tract III – 99.50 Acres: A combination of Tracts I and II, sold as one unit.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to January 1, 2020.

AUCTIONEER'S NOTE: Current tenant will relinquish 2020 farming rights to new buyer, upon payment of fall fertilizer costs. Possession given upon settlement.

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.
Announcements made day of sale take precedence over any advertising

THE TENINTY FARM

Gamet Bloomquist, Don Teninty, Helen Blomme - Heirs



AL MARTIN REAL ESTATE & AUCTION CO.

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