

ESTATE LAND AUCTION

46 ACRES M/L .4 MILE North of the highway stop in Farmington, IA. On North 4th Street
AUCTION WILL BE HELD AT FARMINGTON COMMUNITY CENTER
ACROSS THE STREET FROM CASEY'S GENERAL STORE
WATCH FOR THE AUCTION SIGNS ON

SAT. FEB 10, 2018 • 1:00 P.M.

CHECK OUR WEBSITE FOR AUCTION FLYERS • www.FettAuctionService.com

LOCATION: Land located in Farmington Township Section 35, Township 68 N., Range 08W, Van Buren County, Iowa.

DESC: 46 acres m/l with 17.2 acres in row crops, balance in pasture & timber with creek w/year around spring, 2 story older home and several out buildings also included.

SOIL TYPE: Keosauqua loam, Nodaway silt loam, Coppock silt loam.

CSR: 84.8

CROP GROUND LEASE: There is 4 years left on cash rent lease on 17.2 acres of which the buyer will received \$4,056.10 per year for the next 4 years, ending March 31, 2022.

TERMS: 10% down day of auction, balance due upon finalization of all paperwork at closing.

TAXES: To be prorated to day of closing.

SHOWING: Showing by appointment only, call Josh Brecount, United Country Land Pos LLC, Keosauqua, Iowa 319-470-8485.

TERMS: Cash or Approved checks • Proper I.D. • Not responsible in case of accidents • Porta Potty available – Lunch by Rick & Janice Ekle – **Any announcement made day of sale over the auction block holds precedence over any advertising.**

DELMAR MEIEROTTO ESTATE TRUST

Cheryl Simplot & Randy Meierotto Co-Executors

Sara Haas, Attorney for sellers

SALE CONDUCTED BY

FETT AUCTION SERVICE

AUCTIONEERS: Col. Gary Fett, 641-680-7828 • Col. Curt Fett – Josh Brecount 319-470-8485