

# LAND SALE

**SATURDAY, FEBRUARY 2, 2013 • 10:00 AM**

**76 Acres M/L - Fremont, Iowa**

**SALE TO BE CONDUCTED ON SITE**

**Directions:** From Fremont, north on North Miles Street/Whitwell Ave. 2.5 miles to 280th St., then east ¼ mile. Auction signs posted.

\*Land located in Sections 35 & 36, White Oak Township, Mahaska County

\*76 Acres M/L

\*68.9 Acres Cropland

\*Cropland currently enrolled in CRP with contract period expiring in 2017

\*CSR approx. 50

\*Improvements inc. drop inlet terraces

\*No buildings

\*CRP is currently clipped & well maintained

**TERMS:** 20% down day of sale, balance due upon delivery of abstract accompanied by warranty deed. Real estate taxes will be prorated to date of possession. Possession given upon settlement. Buyer will receive the 2013 CRP payment.

Contact the Auction for an Information Packet Inc Maps or Visit Our Website at [www.hedrickdepot.net](http://www.hedrickdepot.net).

**Gary & Mary Jo Mitterer - Owners**



NOT  
RESPONSIBLE IN  
CASE OF  
ACCIDENTS.

GREG MILLIKEN

**AUC  ION**

ASSOCIATES, L.L.C.



ALL  
ANNOUNCEMENTS  
MADE SALE DAY  
TAKE PRECEDENCE  
OVER ALL PRINTED  
MATERIAL

DEPOT: (641)653-2258 • FAX: (641)653-4047 • CELL: (641)777-6459

Visit our website at [www.hedrickdepot.net](http://www.hedrickdepot.net)