

190 ACRES M/L REAL ESTATE AUCTION

MADALENE MOORE TRUST

JOHN H. MOORE TRUSTEE

SATURDAY, FEBRUARY 25, 2012 10:00 AM

To be held in the Garden Grove Community Building • Garden Grove, IA
Farm located 2 miles North of Garden Grove, Iowa on Highway 204,
West 2 miles on Popcorn Rd. on south side.

T-70-N R-24-W, Section 21 & 22

190 Acres M/L Garden Grove Township, Decatur County, Iowa

24.7 acres in CRP-23 @ \$202.00 per acres expires in 2021 for total of \$4,996.00 per year, 71.6 acres crop land, 93.7 acres pasture, hay and timber. Farm has 2 ponds and well water. There is an old barn and shed. This farm is close to farms that are highly managed for large trophy bucks on the Weldon river.

Taxes \$1,364.00

Taxes & CRP prorated to date of possession.

Terms: \$30,000.00 earnest money to be held by Reynoldson Law Firm Larry Van Werden closing attorney. Closing will be on or about March 25, 2012, possession given at closing. Property will be sold as is where is w/no warranties expressed or implied by neither the seller nor auctioneers.

Also selling 45 big round bales of hay & 500 gal LP tank

AUCTIONEERS:

Don Stripe 712-370-2177 • Burton Prunty, Broker 641-344-9595
Prunty Realty LLC

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