

Real Estate Auction

Saxton Trust

Monday, February 20, 2017 • 10:00 AM

Decatur County Fairgrounds,

North edge of Leon, Iowa on Hwy 69

**240 Acres M/L to be sold in 2 Parcels
Being Sold by the choice method**

Farm Located T-69-N R-25-W Section 35, Center Township, Decatur County, Iowa
2 mile E on Hwy. 2 of Leon, Iowa, then 3/4 South on R 52

Tract 1-120 acres m/l in SENW SWNE SENE41.74 acres that is grass hay mixtures that has terraces the rest of parcel one is in pasture and hay, 2 ponds, it is possible some pasture could be tillable. Farm Plan is BCBOHHHH. Plan made in 2004.

Taxes: \$1332

Terms: \$25,000 earnest money day of auction. Balance due on date of closing on or about March 30, 2017.

Tract 2-120 acres m/l in NESW NWSE NESE, 72.22 crop acres the rest is presently in grass legumes & being used for pasture and hay. 2 smaller ponds one large pond w/nice building site. Right amount of timber to make a great hunting farm of your very own.

Taxes: \$1030

Terms: \$25,000 earnest money day of auction. Balance due at closing on or about March 30, 2017.

Taxes will be prorated to date of possession.

FSA records show 122.72 acres cropland which will have to be divided by FSA if parcels are bought by two individuals.

Farmland 238.2 acres

Soybean corn Base 44.2 acres

This farm has been enrolled in NRCS & FSA Equip program w/improved grasslands & ponds w/frost free waters below dams and fenced. The property has many cross fences & is nicely set up for rotational grazing. Has sediment basins above ponds & tile inlet terraces.

Earnest money checks made payable to closing attorney Verle W Norris Corydon, Iowa, 641-872-1363. Information provided by the seller & Auction Company is deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this tract. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. All announcements made day of auction take precedence over any printed. Seller desires to sell, but reserves the right to accept or reject any or all bids.

PRUNTY AUCTIONS & REALTY, LLC

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