

REAL ESTATE AUCTION

KEITH & CAROL COUCHMAN REVOCABLE TRUST

240 ACRES M/L

TUESDAY, MARCH 3, 2015 • 10:00 AM

Seymour Community Building • Seymour, Iowa 52590

Attorney Jim Blomgren, Successor Trustee, Oskaloosa, IA

Tract 1 - 80 Acres M/L in Section 15 Howard township, T-67-N R-21-W, Wayne County, Iowa. 72.35 tillable acres CSR2-48.8 Taxes: \$768.00.

Base Acres-Corn- 14.4 acres 105 Bu yield

Bean- 21.40 acres 33 Bu yield

Conservation Plan HEL

Crop rotation corn, soybeans, no till, contour farming with field borders, grass waterways, surface applied fertilizer, presently in grass

Tract 2 - 160 Acres M/L in Section 5, York Township, T-66-N R-21-W, Putnam County, Missouri. Taxes: \$201.41.

Located in a prime hunting area in Northern Missouri, just 1/2 mile east of Powersville, Missouri on black top & 1 1/2 miles from Iowa line, where there are many acres that are managed for the production of the famous Iowa monster bucks. Large oak trees, live stream, pond, lots of cover to harbor the wild game. Surrounding area food source.

The Earnest Money will be paid on the day of sale & held in an trust account. The balance is due at the time of closing, on or before April 3, 2015 upon delivery of the merchantable deed & title. Tract 1 Earnest Money \$20,000; Tract 2 Earnest Money \$20,000. Taxes will be prorated to date of possession.

Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this tracts. 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. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material. Sellers desire to sell, but reserve the right to accept or reject any or all bids.



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