

LAND AUCTION

SELLERS JULIE & JOYCE HARTMAN & JOAN PETERS

MONDAY, MARCH 3RD, 2014 AT 10:00 AM

160 ac m/l

Location: at 17-73N-26W in Washington township section 17, Clarke County IA
Murray, IA

Auction to be conducted at the Murray Community Center located at: 416 Maple St. Murray, Iowa 50174

160 ac. m/l at 17-73N-26W in Washington township section 17, Clarke County IA

Directions to the land: take exit 36 North of Osceola, IA off of Interstate 35. Travel West by Northwest for approx 4miles on HWY 152 (R35), then 1 mile West on Pacific Ave, then ¼ mile South on 195th St. (R29), then 2 ½ West miles on Osage (J22), then 1 mile North on 170th, ¼ East, then ¼ back North, gets you to the Southwest corner of this tract at the end of the road.

~~This L shaped tract of ground consists of pasture, open ridges & timber w/a CSR of apprx 33.6. Taxes are currently \$982 per year & will be prorated to the date of closing and possession.

Terms: \$75,000 down, day of auction. Possession for the 2014 season will be granted day of the auction to the successful bidder. Closing will be on or about April 14, 2014. Attorney & Closing agent for the sellers is Richard J. Murphy Osceola, IA 50213. All checks will be made payable to the Richard J. Murphy Trust account. For viewing & more information contact auctioneers.

~~Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this track. 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 tract 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.

WAGNER-PRUNTY AUCTIONS, LLC

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See More Pictures at: www.wagner-pruntyauctionsllc.com

www.auctionzip.com

