

LAND AUCTION

752 acres Decatur County Iowa combination livestock and grain farm

RAY HILL REMAINDERMEN & MARJORIE HILL ESTATE SELLERS

Auction to be conducted at the Lineville Iowa Community Building, Monday, March 12, 10:00 AM. Physical location of building site is 2838 Lineville Rd, Lineville Iowa 50147. Farm is located 2 miles East of Leon, Iowa on US Hwy 2 then 10 miles South on Lineville Rd (R-52) or 5 miles West North West of Lineville, Iowa off of US Hwy 65 on same paved road. The tenant for the past 40 plus years has been noticed and has been an excellent steward of the land keeping the hill ground producing quality grass and forage and keeping up excellent fertility on bottom parcel. Road fences appear to be in above average condition.

Parcel 1: 229 acres m/l of open grass and hay ground with timbered draws and building site to include 3 bedroom home, large machine sheds, other buildings, cattle lots and calving pasture in Morgan Township, Sections 3 & 4. **Terms:** Cash with \$85,000 down day of auction balance due at closing

Parcel 2: 123 acres m/l of bottom land in Morgan Township, Section 3. Located on East side of R-52 across the road from Parcel 1. Aerial maps will show buffer strips the contracts for which have been terminated. Average CSR appears to be 61.6. **Terms:** Cash with \$92,000 down day of auction with balance due at closing.

Parcel 3: 200 acres m/l of open pasture and hay ground with treed draws in Woodland Township, Section 32 and 33. This parcel is North, Northwest around the corner from Parcel 1 and 2. It is bordered on the West and South by paved Lineville road and on the North by dirt and gravel Snowtown Rd. **Terms:** cash with \$50,000 down day of auction with balance due at closing.

Parcel 4: 200 acres m/l of open hay and pasture ground, small patches of good timber and heavy timber draws located in Morgan Township sections 3 and 4. Extremely large bucks and been observed and harvested on this parcel especially. Access is gained on the South side by Timber Lost Rd. and on the north end by prescription easement off 302nd Ave. This parcel joins Parcel 1 on South and West. **Terms:** Cash with \$50,000 down day of auction with balance due at closing.

All down payment checks will be made to Verle E Norris, Trust Account, Leon Iowa attorney for seller and closing agent.

For more information contact:

**Auctioneers: Don Wagner 641-870-0212
or Raymond (Bub) Hoskins 641- 344-4500**

See photos at :

www.wagner-pruntyauctionsllc.com

www.auctionzip.com

www.missouri-iowa classifieds.com

