

AUCTION

FARM & PERSONAL RECREATION LAND AUCTION

120+- ACRES OF LAND • APPANOOSE COUNTY, IOWA

SATURDAY, MARCH 10th, 2012 • 10 AM

LOCATION: The auction will be held at the farm site 5.5+- miles east of Moravia, IA. From the northeast corner of Moravia where the pavement turns south to go to Unionville, go straight east on 405th Street 5.5 miles. (Watch for Signs)

This tract consists of 120+- acres of unimproved land LOCATED IN SECTION 4 OF UNION TOWNSHIP, APPANOOSE COUNTY, IOWA. It is a blend of upland ridges running to areas of creek bottomland. There is 47.5+ acres of open identified FSA crop fields (NOTE this tract is carried w/an additional 80+- acres of land but we have only listed the open fields on the tract being sold as nearly as possible). The balance of the land is in timber & waterways and in an area w/a large deer and turkey population. THIS TRACT IS JUST THE RIGHT SIZE FOR PERSONAL RECREATIONAL USE, BUT HAS ENOUGH OPEN LAND TO PROVIDE FARM INCOME.For A Marketing Outline & more details contact Greg Morehead at (641)-777-0172 OR (641)-932-7129.

TERMS: \$20,000 down payment upon completion of the auction w/possession & closing on or before April 11, 2012 when a warranty deed will be provided the buyer. The abstract will be continued & delivered to the buyer's attorney for title examination. The property sells "AS IS, WHERE IS, HOW IS" w/no warranties by the sellers or their agent except title will be warranted & taxes will be pro-rated to the date of possession and closing.

Mr. Jeff Hayes/Mr. Larry Hayes - Owners



**Morehead
Auction
Company**



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