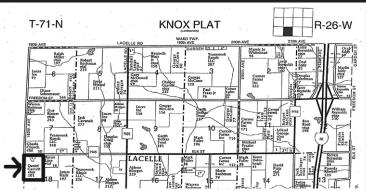
## LAND AUCTION

100 m/l acres Knox Twp., Clarke County, Iowa, Sec. 18

Friday, March 7, 2014 • 10AM
Sale will be held at the Creston Livestock Auction

inside the sale arena, 201 N Cherry St, Creston, Iowa Land Location: West of I-35 at Osceola approximately 4 miles to Lacelle Road (R-25), 5 miles south on R-25 to Elk St (H-45), then 2 miles west (land lies on the south side of the road).



**General Description:** Rolling combination farm with rural water available, located within 5 miles of I-35 and would make excellent property for someone wanting crop, pasture, or recreational land.

**Brief Legal Description:** Fractional NW1/4, Section 18, Knox Twp, Clarke County, lowa, 18-71N, 26W, except for Parcel A, complete legal according to abstract. Estimated CSR II of 39 per surety map.

**Taxes:** \$1,002 per year. This will be prorated to date of possession.

**Terms:** \$30,000 down, day of auction with balance due at closing (in approximately 30 days). Attorney & closing agent for the seller is Richard J. Murphy, Osceola, IA 50213. All checks will be made payable to, and funds will be held in, The Richard J. Murphy Trust account.

Farm Number 2943, Farm land 98.1 acres, 70.4 acres crop land, 57.6 corn base, corn yield 98. Farm is not rented for 2014.

Information provided by the sellers and auction company are deemed to be reliable. Buyers are responsible for their own inspections and due diligence on this tract. No liabilities are assumed by sellers or the auction company. All announcements made day of auction take precedence over any printed material. Owner is very sincere in selling and may accept or reject any or all bids.

## **Dan Garrett, Seller**

641-414-6088 for info

For complete listing go to www.crestonlivestock.com

## WEST & FREY AUCTIONEERS, LLC

Darwin West: 641-344-1958

Tom Frey: 641-344-5082 • Todd Crill: 712-621-1453