

FARMLAND FOR SALE

PUBLIC AUCTION

Offered for sale by Referee, Mark A. Otto, is the following land in Marion County, Iowa:

Tract 1

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 77 North, Range 18 West of the 5th P.M., except Parcel A of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ according to Plat of Survey recorded in Book 2010, Page 946, Marion County, Iowa.

That part of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ and that part of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 15, Township 77 North, Range 18 West of the 5th P.M., lying East of the centerline of County Road T-14, except the following four tracts:

1. Land contained in "Maasdam Subdivision" according to Plat thereof recorded in Book 110, Page 118, Land Deed Record.
2. Land contained in Plat recorded in Book 207, Page 404, Deed Record;
3. Parcel B thereof according to Plat of Survey recorded in Book 243, Page 283, Deed Recorder; and
4. Parcel B of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Parcel C of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; Parcel B of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; Parcel C of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; and Parcel B of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; all in said Section 15 according to Plat of Survey recorded in Book 250, Page 469, Deed Record.

Net Taxable Acres: 214.92 Average CSR 68.80

Tract 2

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, Township 76 North, Range 20 West of the 5th P.M., Marion County, Iowa, EXCEPT Parcel B of the Northwest Quarter of Section 19 as shown in Plat Book 2006 Page 6556 in the records of the Marion County Recorder.

Net Taxable acres: 151.0 (includes farmstead and outbuildings 1033 75th Ave., Knoxville, IA). Property is served by rural water and septic. Property is sold "as is" and Buyer to comply with septic regulations.

Average CSR 69.66

Tract 3

The SW $\frac{1}{4}$ except that part thereof lying North of Van Zante Creek in Section 5; and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$; except the West 129 feet of the East 649 feet of the South 240 feet thereof, in Section 8, all in Township 77 North, Range 18 West of the 5th P.M., Marion County, Iowa.

Net Taxable acres: 137.09 (includes farmstead with outbuildings 2007 Blue Dr, Pella, IA). Property is served by rural water and septic. Property sold "as is" and Buyer to comply with septic regulations.

Average CSR 68.93

General Information

FSA records are open for inspection by prospective buyers. Notice of Termination of farm lease has been given to current tenant.

Sale Procedure

1. Public auction will be held on March 14, 2013 9:30 A.M. at the Pleasantville Memorial Hall, 101 N Jefferson, Pleasantville, Iowa.
2. Sale is subject to Court approval.
3. Successful bidders will execute an Iowa State Bar Association short form contract immediately following auction.

Terms and Possession

Cash. 10% down on day of sale, March 14, 2013, entire balance due April 15, 2013 upon delivery of deed, abstract showing merchantable title and possession. Taxes to be prorated to date of possession.

Additional Information

Contact Mark A. Otto at Otto Law Office PLLC in Newton, Iowa (641) 792-7000 for additional information.