

# 80 ACRES M/L REAL ESTATE AUCTION

Paul W. & Christa K. Thornton

**SATURDAY, MARCH 9, 2013 • 10:00 AM**

**Lineville Community Building • Lineville, Iowa**

PROPERTY LOCATED 5 ½ MILE SOUTH OF JUNCTION 2 & 65, 1 ¼ MILE WEST, ON HOWE ROAD, NORTH SIDE OF ROAD.

**80 Acres M/L**

**T-68-N R-23-W**

**Jefferson Township, Wayne County, Iowa**

FSA records

54.6 acres tillable, 16.9 corn base, direct yield 91, 1.4 soybeans direct yield 23, total base 18.3 acres.

Balance of farm brushy draws with many pinched points and funnels, draws with bedding areas. May be the home of your next trophy buck.

**Taxes:** \$440.00 will be prorated to date of possession.

**Terms:** \$20,000 down day of auction to be held by Verle Norris Closing Attorney, Corydon, Iowa. Balance due at closing on or about April 15, 2013. Property sold as is where is with no warranties expressed or implied by neither the seller nor Auction Company. Sells subject to 1031 Tax deferred exchange. Seller motivated to sell but retains right to accept or reject any or all bids.

Not responsible for accidents or inadvertent advertising all announcement sale day take precedents over printed material.

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## WAGNER-PRUNTY AUCTIONS, LLC

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**Art Snider, 641-777-6413 • Doug Goben, 641-344-4746**

