REAL ESTATE AUCTION
5 Acres M/L
Friday, April 5, 2013 @ 2:00 p.m.

Directions: Located 3/4 mile West of North Liberty (I-380 & Penn St Intersection) then 1/2 mile South on James Ave then 1/4 mile West on 260th St to 2747 260th St (watch for signs).

Tract consists of 5 acres m/l including a two story house with 1,820 square feet. There are 3 bedrooms and 1 bath. This house has central air conditioning, a gas furnace and a new roof. The septic system has also been updated. Property also features a 34x48 barn, 24x32 machine shed, 24x32 corn crib, 20x42 livestock building, 4,500 bushel grain bin and other usable small buildings. These buildings have had excellent upkeep with new steel roofs on most. This tract also has approximately 1 ½ acres cropland. The property taxes for this parcel for 2013 are 1,264 dollars. This is a excellent opportunity to buy an acreage with existing buildings and many possibilities. The location is excellent in the heart of the Iowa City – Cedar Rapids corridor. Call for more information.

Legal Description: Neitderhisar First Subdivision – Lot 1 is part of the West ½ of the Northeast ¼ of the Northeast ¼ and a part of the West ½ of the Northeast ¼ all of Section 16, Township 80 North, Range 7 West of the 5th PM, Johnson County, Iowa.

Terms: Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing May 6 at which time the court officers deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. There will be no prorating of rent payments. The property is being sold as is. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

Owner: Sylvia Neitderhisar Estate
Sellers' Attorney: Dale Sanderson

Yoder Auction Service
www.yoderauctionservice.com
Stan, Gentry & Vince Yoder 319-683-3600

Statements made day of sale take precedence over advertising.