

# HUNTING/HAYGROUND/PASTURE ABSOLUTE AUCTION

**SATURDAY, MARCH 19, 2016 AT 10:00 AM**

**Auction Location:** Fairview Community Church - 19705 Hwy 69 • Indianola, IA 50125



**76.91 Acres m/I  
Warren  
County  
IOWA**

**Legal Description:** The North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Two (2), Township Seventy Four (74) North, Range Twenty-Four (24) West of the 5th P.M., NE 1/4 of SW 1/4 Ex North 559.38' East 190' and NW 1/4 of SW 1/4 of Section 2 - T-074N - R- 024W 5th P.M. Warren County Iowa.

**Possession:** Full possession at closing

**Earnest Deposit:** 10% down due the day of Auction. Balance due at closing within 30 days.

**Property Location:** 19620 115th Ave, New Virginia, IA 50210. Located in section 24 Squaw Creek TWP

**Directions to Property:** South of Indianola on Hwy 69 to Roosevelt st. Go west 1/4 mile to T intersection 115th go north 1/4 mile property on west side of road.

**Property Features:** 2 ponds, beautiful views, great hunting

**Notes:** 76.91 Acres with 14.98 is crop ground - balance pasture/timber/hay with mature walnut timber- Great recreational farm - Rural water accessible. CSR2 AVG: 31.5

**Taxes:** 957.00

**Minerals:** All mineral interests owned by the Seller, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easement, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Ellis Law Offices.

**Possession:** Possession will be granted on or about April 19, 2016.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the closing attorney in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Ellis Law Offices the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid by the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or about April 19, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wired transfer at the discretion of Ellis Law Offices.

**Sale Method:** The real estate will be offered as an individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Ellis Law Offices and Seller. All decisions of the Auctioneer are final.

**Announcements:** Information provided herein was obtained from sources deemed reliable. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day will take precedence over any previous printed materials or oral statements.

**Seller: Delmer Kalbus  
ELLIS LAW OFFICES, P.C.**

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An attorney/broker from Ellis Law Offices, P.C. will be present on the day of the sale.

**Putney Auction Service**

Mark Putney - Auctioneer

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