

LAND AUCTION

We will sell at auction the following Land in Van Buren County at auction located 3 miles West of Birmingham, IA on 110th Street, turn North on Jasmine Ave. 3/4 mile to Auction site.

WATCH FOR THE AUCTION SIGNS ON

SAT., Mar. 16, 2019 • 10:00 A.M.

CHECK OUR WEBSITE FOR AUCTION FLYERS • www.FettAuctionService.com

**136.9 ACRES TO BE SOLD IN 2 TRACTS
AUCTION WILL BE HELD ON SITE AT TRACT #1**

TRACT #1

79 ACRES M/L located in Section 3, Township 070, Range 010, (Lick Creek Township), Van Buren County, Iowa.

DESC: 66.5 Acres in highly productive tillable ground with an average CSR2 82.4. Balance of farm includes pond, 28'x64' open face building, grain bin & approx. 1 acre fenced pasture. Farm is being sold free & clear for the 2019 crop season.

NOTE: previous farmer has use of the grain bin until October 1st, 2019.

TAXES: Estimated taxes \$1,824.00 annually to be probated at closing.

POSSESSION: will be given at closing.

TRACT #2

57.9 ACRES M/L located in Section 9, Township 070, Range 010 (Lick Creek Township) Van Buren County, Iowa.

LOCATION: 3 miles West of Birmingham on 110th Street.

DESC: Great hunting farm, Hunters take note, this tract will offer excellent whitetail & turkey hunting that Van Buren County is so well known for. Primarily Hardwood timber & open area for food plots.

TAXES: Estimated taxes \$608.00 annually to be probated at closing.

SHOWING: Call Josh Brecount 319-470-8485, United Country Land Pros LLC-Cramer Realty Inc., Licensed in IA, IL, 601 1st. St., Keosauqua, Iowa.

TERMS & CONDITIONS: The Johnson Family Farm will be sold on a price per acre basis, based on the net taxable acres. (Tract #1, 79.0 acres, Tract #2, 57.9 acres) This real estate is being sold "as is." Immediately following the auction, the successful buyers will be required to enter into a written purchase agreement with the seller and pay ten percent (10%) of the bid price to be held in escrow and allocated to the purchase price at closing. The balance of the bid price will be due at closing. Bidding is not contingent upon financing. The farms sell free & clear for the 2019 crop year.

All announcements made day of sale shall take precedence over any prior advertising either written or oral. The information within this advertisement is believed to be accurate; however, no liability for its accuracy, errors or omission is assumed. All lines drawn on Maps & Photographs are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. Farm will sell on site of Tract #1 with Tract #1 selling first and Tract #2 to immediately follow.

TERMS: Cash or Approved checks • Proper I.D. • Not responsible in case of accidents • Any announcement made day of sale over the auction block holds precedence over any advertising.

JOHN JOHNSON FAMILY FARM LLC (OWNERS)

BIRMINGHAM, IOWA

Tim Kuiken, Fairfield, Iowa, Attorney for sellers

SALE CONDUCTED BY

FETT AUCTION SERVICE

AUCTIONEERS: Col. Gary Fett, 641-680-7828 - Col. Curt Fett - Col. Cody Fett
Josh Brecount, Broker - United Country Land Pros, LLC 319-470-8485