

LIVE IN THE COUNTRY, LOOK AT THIS NICE 40 ACRES M/L PROPERTY SATURDAY, APRIL 4, 2015

Property Will Sell at 12:00 Noon
Weldon, IA

Sec. 30 Franklin Township Clarke Co. T-71-N R-24-W

From Sport Wade Corner at Hwy 69 & J12 go East 6 miles to 290th Ave, North one mile to Benson St., then West 3/4 mile on North side of road.

40 acres M/L w/nice country home, possible 5 bedrooms, 3 bedrooms upstairs have been used for storage, kitchen, living room, full bath, central air. Basement has fire proof safe. Elec water heater, high energy efficient furnace, 1000 gal LP tank, SRWA rural water 1/2 mile West. Clarke Community School District. Outdoor buildings include barn, 30'x45' Morton building, 2 grain bins, 3 other out buildings, large pond w/many Large Mouth Bass.



22.5 acres in CRP till 2017 at \$1980 per year.

Taxes \$1548 per year will prorated to date of possession on or before May 14, 2015.

**Closing Attorney UJ Booth, 122 W Jefferson, Osceola, IA 50213 • 641-342-2619.
\$20,000 Earnest money day of auction balance due at closing.**

New Buyer will be responsible for sewer system and bringing it up to Iowa Code and enter into a time of transfer agreement with the Clarke County Sanitarian.

Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on this tracts. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. This property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material. Sellers desire to sell, but reserve the right to accept or reject any or all bids.

Jack & Donna Ames, Seller

PRUNTY AUCTIONS & REALTY, LLC

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