

Sale  
Conducted By



**DreamDirt**

Farm & Ranch  
Real Estate, LLC

# FARMLAND AUCTION

Farm Location: SE of Corydon, IA. Go east on Hwy 2 two miles to the intersection of 160th St. or S40 and turn south. Drive 1 mile south and the farm is on the west side of the highway.

**Wednesday, March 19, 2014 • 11AM**

**Sale Location: Walden Park, Corydon, Iowa**

**LEGAL DESCRIPTION:** Section 33 Corydon Township Wayne County Iowa

**GROSS ACRES:** 160 Acres

**CROPLAND:** Parcel 1 is 75.7 Acres consisting of 57.4 tillable and 17.3 CRP.  
Parcel 2 is 57 Acres consisting of 12.5 tillable and 44.5 CRP.

**PARCEL 1 CSR2:** 40.8

**PARCEL 2 CSR2:** 43.7

**METHOD OF AUCTION:** Farm will be sold on a dollar per acre basis to be multiplied by taxable acres.

**TERMS:** 10% down day of auction with balance due at closing on or before April 19th, 2014.

**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract upon becoming the successful bidder. All bids are cash bids with no financing contingencies.

**POSSESSION:** At closing, April 18th, 2014, subject to the current tenants rights, if any, which will be announced the day of auction. Buyer to receive 2014 CRP payment of \$8,220.

**AUCTIONEER'S NOTES:** This farm has had many recent improvements. It is located on a hard surface road with access off of the roadway. The farm has two small ponds on it.

**Jason Smith, Broker • 641-670-7112**

**Jared Chambers, Auctioneer • 641-870-0100**

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**[www.DreamDirt.com](http://www.DreamDirt.com)**