

# Real Estate Auction

## Saturday, April 2, 2016 • 10:00 AM

### Margaret E Perkins

#### 1404 Hwy J 54 • Clio, Iowa 50052

Auction to be held at the Lineville, Iowa Community Center

To be sold as 102 M/L taxable acres, FSA records show 82.93 acres tillable, corn base 4.70 acres, Bean base 7.2 acres. CSR 41.3. This property has highway frontage along J54, Rathbun Rural Water, Grundy Electric meter, and 1 pond.

**TAXES** \$1074.00 and will be prorated to date of possession.

**TERMS:** \$25,000 earnest money down day of auction made payable to closing attorney Verle W Norris Corydon, Iowa, 641-872-1363. At the paying of earnest money the buyer will be granted possession for the 2016 crop season. Information provided by the seller and Auction Company is deemed to be reliable. Buyers are responsible for their own inspections and due diligence on this tract. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is with 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. All announcements made day of auction take precedence over any printed. Seller desires to sell, but reserves the right to accept or reject any or all bids.



## PRUNTY AUCTIONS & REALTY, LLC

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