

LAND AUCTION

50 Acres M/L. - Keokuk Co. - Warren Twp. - Section 1

Saturday, April 21, 2012 at 10:00 a.m.

Sale will be held at the site located at 15932 Hwy 92, Sigourney, IA.

(Location: Approx. five miles west of Sigourney on the south side of Hwy 92.)

General Description: Offering a well-kept 2-bedroom home w/1,152 SF of living space w/one full bath, full-unfinished basement, central air & heat. Outbuildings to include a nice big barn w/hay mow, horse stalls & concrete floor throughout w/overhead garage door in east end; garage; and three open loafing sheds in various pastures. 50 acres includes 40.4 acres tillable land. Avg CSR Rating on tillable land: 60.95.

TERMS: 20% down day of auction w/balance due on or about May 21, 2012. Possession of the house, buildings & pasture lots will be given at closing. Seller reserves the farmland until the fall crop is harvested in the fall of 2012. Update of the septic system will be at the buyer's expense. Before closing buyer is required to sign a binding acknowledgement agreement w/the County Sanitarian to update the septic system as required by law.

TAXES: Taxes will be prorated to date of closing.

Open House: Friday, March 30 from 5-7 p.m. to view property.

****Please contact the auction companies for an information packet. Pictures may be viewed at our websites listed below.** All announcements made day of auction take precedence over all previous advertising. Not responsible in case of theft or accidents.**

Carol Benson, Owner

Attorney: Amber L. Thompson, Oskaloosa, IA. Office (641) 673-9451.

Sale conducted by:



Abell Auction & Real Estate, LLC

Justin Abell, Sigourney, IA

641-660-8048 or 641-622-3181

www.abellauction.com



Sieren Auction Company

Randy Sieren, Fremont, IA

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