

REAL ESTATE AUCTION

DOUGLAS J BUCHANAN & LOIS STEWART

MONDAY, APRIL 9, 2012 10:00 AM

To be held at the Leon Community Building, 203 NE 2nd St, Leon, IA 50144
114 acres M/L

Located in Prime Hunting Area of Decatur County from Hwy 2 go 1.5 mile South on Hwy 69, 1 3/4 West on 225 St. 1/2 mile South on Lake View 3/4 East on 230th St.

East 1/2 of NW 1/4 all of the part of W 1/2 of the NE 1/4 lying West of Little River and South of Public Road. All section 7 T-68-N-R-25-W-West of the 5 PM Eden Twp, Decatur County, Leon, Iowa.

51 Acres of little River bottom, 60 acres that have been in pasture that with a small amount of dozer work could add 30+ acres of cropable ground, 2 cattle sheds.

Taxes: \$874.00

\$30,000 earnest money down day of auction with check made payable to Attorney Larry Van Werden Trust Account. Possession will be given for this crop year upon payment of earnest money. Balance due at closing. Buyer will be presented deed and abstract at closing on or before May 15, 2012. Taxes prorated to date of possession. Property to be sold as is where is with no warranties expressed or implied by the sellers or Auction Company. Property will not be surveyed.

Attorneys for sellers Lois Stewart is Larry Van Werden, Osceola, Iowa and for Douglas J Buchanan, Attorney Mason J. Ouder Kirk.

All announcements sale day take precedence over previously provided information.

WAGNER-PRUNTY AUCTIONS, LLC

Don Wagner, 641-931-6832

Burton Prunty, 641-873-4262 or 641-344-9595

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