



VAN BUREN COUNTY, IOWA LAND AUCTION

SAT., APRIL 9TH @ 10:00 A.M.

AUCTION TO BE HELD AT THE CANTRIL TOWNSHIP HALL,
601 WEST NORTH STREET, CANTRIL, IOWA

190 ACRES± (SUBJECT TO SURVEY) • 1 TRACT



**DETAILS, MAPS AND
ADDITIONAL PHOTOS ONLINE!**

TRACT INFORMATION

Land is located in Sections 27, 28 & 34 of Des Moines Township, Van Buren County, Iowa (4 miles east of Cantril, Iowa). At the northeast edge of Cantril, IA, take St. Hwy. 2 north & east 3 1/2 miles to Jersey Ave., turn right or south on Jersey Ave. and go 1 mile to 265th St., then turn right or west on 265th St. and proceed 3/4 mile to the farm. (Be watching for pre-sale directional signs.)

FSA information should indicate 67.27 acres tillable with 21.4 acres in row crop production and the balance being 45.5 acres in CRP. The CRP breakdown includes 40 acres at \$152.52 per acre, expiring 2023; 4.9 acres at \$151.66 per acre, expiring 2022; and .6 of an acre at \$172.83 per acre, expiring 2023; for a total payment of \$6,988.00 per year.

The remainder of this farm has it all for the hunting enthusiast! There have been years of whitetail management on this property involving strategically placed food plot areas, as well as over 3,500 trees and shrubs planted in a 9 acre plot including White Oak, Hackberry, Dogwood, Wild Plum, Red Cedar, fruit trees and more. Another plus of this habitat management has allowed for an intense pheasant reintroduction to the property resulting in extremely above average bird populations. This awesome property also includes (3) 1 acre + lakes stocked with large mouth bass, bluegill & catfish.

The attributes of this southeast Iowa farm are endless! If you are an avid outdoorsman, we urge you to take a look at one of the most unique and diverse farms that will be offered for sale this year in the entire midwest!

Access is on the north by 265th St.

METHOD & TERMS

The Berger farm will be sold on a price per acre basis, based on a survey that is currently being conducted. Said surveyed acres will be used to calculate the final settlement price.

Ten percent (10%) of the bid price will be paid on the day of sale, with the balance due at the time of closing. Closing to be on or before May 10, 2016, upon delivery of a merchantable abstract and deed. Immediately following the auction, the successful buyer shall enter into a written agreement with the seller. Taxes will be prorated to the date of closing, based on the last available tax statement. Full possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is".

**FARM SELLS
FREE & CLEAR OF ANY FARMING
OR HUNTING LEASES!**

KARLA BERGER TRUST

ATTORNEY: RICK LYNCH • BLOOMFIELD, IA • (641) 664-3188

AUCTION MANAGERS: JIM HUFF (319) 931-9292
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