

FARMLAND AUCTION

215.8 ACRES M/L

Thursday, April 17, 2014 @ 2:00 p.m.

Location: 1426 West Fir Ave

Directions: from Hwy 22 in Wellman 1/3 mi S on 9th or W38 then W 1/3 mi on 2nd St then S 1 1/4 mi on Fir Ave to 1426 (watch for signs).

Tract Consists of 215.8 acres M/L w/154.6 acres tillable, 49.8 acres in timber & waterways & the balance in farmstead. Average CSR is 45.07. Soil types include Clinton, Lindley, Coppock & various others. Farmland is gently rolling w/a good mix of terraced farmland, pasture & hay ground. This is a great property for trail riding & hunting w/many mature trees and pond creating an excellent environment for deer, turkey & pheasants. Property includes house, two barns & a machine shed. The house is a three bedroom one bath built in 1970 w/a full basement, single car garage & is located in the Mid Prairie School district only a half mile from city limits. Property has a good well & natural gas line. Enrolled in CRP in 2013 & ownership may be transferred or seller will pay to remove from CRP program. The CRP payment is \$11,686 per year. Taxes for 2012 were \$2,670. **Legal Description:** check sale bills or website. **Terms:** Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing May 23, 2014 at which time the deed & abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

Owners: John & Opal Fisher Estate

Executors: Mary Lowenberg & Donna Fisher

Sellers' Attorney: Michael J. Brenneman

Yoder Auction Service

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319-683-3600 or 319-936-0126

Statements made day of sale take precedence over advertising.