

LAND AUCTION

Sellers Menno & Rebecca Schmucker

2193 140th Ave • Murray, IA 50174

TUESDAY, APRIL 22, 2014 AT 10:00 AM

on site

Refreshments served at the residence. Restroom will be available.

**76 acres m/I T-71 N, R-27W, section 2, Doyle Twn., Clarke County Iowa
with approx 62.7 acres tillable with a 45.1 CSR.**

Directions: 1/2 East of the Murray, Iowa Cemetery on US 34, then 3 miles South, on 140th Ave, then 1/2 East on 140th Ave to the driveway.

Land is mostly open w/above average fences & sev new cross fences. A 2-bedroom steel building used for the residence is wired for electrically but presently isn't used. Rural water is turned off at the meter pit, but is still in tact. There is also a barn w/loft that houses in addition to feed & bedding, a 1500 gal stainless steel water holding tank. A drilled well was put in operation in 2010 at the building site & a windmill w/force pump supplies water to sev locations around the building site by gravity from the 1500 gal supply tank. A 30x96' greenhouse will be offered to the successful bidder only for an additional \$3000. This farm could possible qualify as an organic unit. There is an extra lg garden space w/a well started strawberry bed & raspberry patch.

Terms: \$20,000 down day of auction paid to the UJ Booth Trust Account, Osceola, IA. Possession of the farm will be given at the conclusion of the auction. Closing will be on May 2nd, 2014 at the UJ Booth Law Office, Osceola, IA. Sellers reserve the use of the residence & the other out buildings until Monday June 16th, 2014. **Taxes:** \$1660 per year will be prorated to the date of possession. Septic tank will be pumped & system inspected. Sellers highly motivated to sell but reserve the right to refuse the final bid.

Information provided by the sellers and auction company are deemed to be reliable. Buyers are responsible for their own inspections and due diligence on this farm. 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 farm will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material.



WAGNER-PRUNTY AUCTIONS, LLC

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See More Pictures at: www.wagner-pruntyauctionsllc.com

www.auctionzip.com

