

KENNETH HALM ESTATE

APRIL 15, 2013 • 10 A.M.

To be held at the new community center in Afton, Iowa

450 acres, more or less, located in Pleasant Township, Sections 3 & 4 in Union County, Iowa.

To be sold subject to survey. Survey costs will be prorated on a per acre basis to be paid by the buyers at closing.

Tract 1: 210 acres more or less, of mostly tillable ground north of the river in Section 3. The Shellburg quarry site in the NE corner of this tract has been sold privately & shows on auction maps as 27.71 acres. This tract will be surveyed out at the time of survey to establish total acres remaining in Tract 1. Taxes on this tract will be determined by Union County officials, but appear to be in the \$16-\$17 per acre range. **Terms:** \$100,000 down, day of auction with balance due at closing.

Tract 2: 80 acres of timber more or less in Section 4. This tract will be sold as a full 80 m/l. Taxes are presently \$292 per year. **Terms:** \$20,000 down day of auction with balance due at closing.

Tract 3: 160 acres more or less, of timber, pasture & overgrown river bottom. Located South of the river in sections 3 & 4. Taxes will need to be determined by Union County officials, but appear to be in the \$6-\$7 per acre range. **Terms:** \$40,000 down day of auction with balance due at closing.

Possession will be given April 15th w/down payment & proof of liability insurance. Closing expected on or around June 1. Larry Van Werden, Osceola, Iowa, is the Attorney for the estate & closing agent. Iowa fence laws will prevail. Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence on these tracts. No liabilities are assumed by the sellers or the auction company. Property is to be sold as is where is w/no warranties expressed or implied. These tracts 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. Light refreshments will be served.

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