

LAND AUCTION

220 ACRES MORE OR LESS IN 2 TRACTS

**Auction to be conducted at the New Sharon City Park Building, New Sharon, Iowa on:
Friday May 11th , 2012 Starting at 10:00 A.M.**

Parcel # 1: 79 acres more or less located 7 miles North of New Sharon, IA. On US Hwy 63 (North West corner of the intersection) located in S. ½ of S.W. ¼ of Sec. 35 W. Jackson Township Poweshiek, County, IA. This tract is rented for the 2012 crop year for \$ 7,625.00. Buyer to receive ½ of the 2012 rent.

Parcel # 2: 141 acres more or less located from New Sharon, Ia. Go West 4.5 miles on county pavement G5T to Galeston, South on Galeston 3 miles to 160th, West on 160th 1 mile to Fisher Av., South .04 miles to 1626 Fisher. Located in S.E. ¼ of N.E. ¼ in Sec. 1 Richland Township, N. ½ of S.W. ¼, W part of S.W. ¼ of N.W. ¼ of Sec. 6 Madison Township Mahaska County, Iowa. This tract is located on both sides of Fisher with 108.2 Acres in the CRP from 10/1/2007 to 9/30/2017 with an annual payment of \$ 12,341.00 per year. The remainder is in pasture Buildings and etc. There is a 1 ½ story house in need of some repair. House sells as is if the buyer decides to use the house it will be at the buyer's expense to bring the septic up to code. This property also has a barn and other older out buildings. CRP payment will be prorated to date of possession.

Terms of Sale: Cash with 20% of the sale price the day of sale and the signing of a contract. Balance due in full when marketable abstract, deed, and possession are furnished. Taxes Pro Rated to the date of possession.

All announcements the day of sale takes precedence over any previous advertising or oral statements. Property information provided herein was obtained from deemed reliable sources, however prospective bidders should obtain their own information, inspect the property, it's condition and rely on their own findings. Property is sold on an "as is- where is" basis with no warranties or guarantees, expressed or implied, made by the auction company, auctioneer, or sellers. "Sale is subject to court approval."

VERLE W. NORRIS, COURT APPOINTED REFEREE, WILL HANDLE THE DOWN PAYMENT, CONTRACT, AND CLOSING FOR THE SELLERS.

**JILL SUE SMITH, EMIL M. ALLEN, HAZEL L. ALLEN,
TRUSTEE OF THE EMIL M. ALLEN AND
HAZEL L. ALLEN REVOCABLE LIVING TRUST,
JEFFREY ALAN CLANCY, SABRA A. CLANCY.
OWNERS**

**M&M AUCTION INC.
MONTEZUMA, IA**

**BILL MASON AUCTIONEER 641 623 3777 OR CELL 641 990 7502
VISIT THE WEB. www.mmauctioninc.com**