

# **158.57 Acres of Premium Iowa Land TO BE SOLD AT AUCTION IN POCAHONTAS COUNTY**

**Thursday June 21, 2012 ~ 10:00 A.M.**

**Auction Location:** The Expo Center @ Pocahontas Fairgrounds Pocahontas, IA

**Directions of the farm in Section 31 of Roosevelt Township Pocahontas County.** From Pocahontas Court House go North 1/2 mile on east side of road.

**General Description of Farm:** The Pocahontas County FSA Office Rates The Farm As Follows ~ Total Farmland of 78.37 Acres & Crop Land 73.1 Acres. The Direct Tract Yields for Corn is 130 & CC yields are 149. The Direct tract yield for beans are 34 & CC yields are 41. The average CSR is 78.7, according to Surety Map.

**Taxes:** The Current Real Estate Taxes Are Approximately \$1746.00 Per Year For The Farm, The Taxes On The Farm Will Be Paid Through November 16 2012, By Pro-ration. All Announcements Made Day of Sale Take Precedence Over Any Advertised Material. All Information Is Believed To Be Correct, However, Is Not Guaranteed.

**Directions of the farm in section 12 Sherman Township Pocahontas County.** From Pocahontas Iowa go 5 miles north on Hwy 4 & 1/2 mile west 470th street on gravel .

**General Description of Farm:** The Pocahontas County FSA Office Rates The Farm As Follows ~ Total Farmland of 80 Acres & Crop Land 76.4 Acres. The Direct Tract Yields for corn are 130 & CC yields are 149. The direct tract yields for Beans are 34 & CC yields are 41. The average CSR is 79.6 according to Surety map.

**Taxes:** The Current Real Estate Taxes Are Approximately \$1956.00 Per Year For The Farm, The Taxes On The Farm Will Be Paid Through November 16 ,2012, By Pro-ration. All Announcements Made Day Of Sale Take Precedence Over Any Advertised Material. All Information Is Believed To Be Correct, However, Is Not Guaranteed.

**Method of Sale:** Both farms will be offered price bid per acre. With Roosevelt 31 being 73.1times bid per acre, and Sherman 12 being sold 76.4 times bid per acre. We will auction off choice of both farms. With Successful bidder having his choice of both farms. Bidding increments will be determined by auctioneers. Both farms are in a high state of fertility.

**Terms of Sale:** 10% down of purchase price as down payment day of sale to be held in trust by The Sale Barn Realty Trust Account. Balance is due upon receipt of abstract and merchantable title with final settlement and full possession on the farm to be November 15, 2012 in the office of The Sale Barn Realty and Auction. Farm is sold subject to all easement of record. Although we feel all reasonable bids will be accepted, the final sale is subject to confirmation by seller.

**The Sale Barn Realty & Auction Are Agents For The Sellers**

**Wanda Iverson Estate**

***Sale Barn Realty and Auction***

Pocahontas, Iowa ~ 712-335-3117

**Rick Winegarden ~ Auctioneer/Real Estate Broker**

Pocahontas, IA ~ 712-358-0974

**Website ~ [salebarn.ncn.net](http://salebarn.ncn.net)**