

# **REAL ESTATE AUCTION**

## **FRANCIS SAGE ESTATE**

### **MONDAY, JUNE 4, 2012 • 10:00 AM**

**TO BE HELD IN THE LEON, IOWA AT THE LEON COMMUNITY CENTER**  
**324 ACRES M/L**

From Hwy 2 at West edge of Leon, IA take Hwy 69 South  $\frac{3}{4}$  mile, then west on 225th Rd, West  $1\frac{3}{4}$  miles to Lakeview Rd, property is on West side of road. T-68-N R-26-W, Sec 1 & 12

Approximately 130 tillable acres, rest is pasture, timber & draws, it has not been in government programs since 2004. Property is located in Decatur County, IA which is noted to have highly managed hunting grounds & has some of the largest trophy bucks in the Midwest. Rural Water is accessible on the east side of Lakeview Road.

Taxes \$1,576.00. Taxes will be prorated to date of possession. At the conclusion of the auction the sellers & buyer will enter into a Real Estate Contract. Possession of the land will be given on payment of \$75,000 earnest money day of auction. Balance due at closing on or before July 12, 2012. Closing attorney Verle W. Norris Leon, Iowa.

Property sold as is where is w/no warranties expressed or implied by neither the sellers nor the auction company.

# **WAGNER-PRUNTY AUCTIONS, LLC**

**Burton Prunty 641-344-9595 • Don Wagner 641-931-6832**

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