

Real Estate Auction

Saturday, June 18, 2016 • 10:00 AM

Elaine Lindstrom & Karen McCombs Trust

**Auction to be held at the
Humeston Lakeside Golf Course Club House
Humeston Iowa, 50123**

1 mile North of Humeston, Iowa on Hwy 65 the 1/2 West on Vale

Land is Located 5 Miles South of Humeston, IA on Hwy 65 to Ohio Rd. then East, Clay Township, Wayne County, IA

74 Acres M/L SE of SE1/2 Sec 10

38 Acres M/L SW1/4 Sec 11

Farm NO. 382

THESE PARCELS WILL BE SOLD BY THE CHOICE METHOD

Parcel 1-38 Deeded Acres

Taxes \$498.00 CSR-42.9

CRP 33.49 Acres at \$173.36 per acre, yearly payment of \$5,979.18. CRP will be prorated to the date of possession. CRP expires 9/30/24

Parcel 2-74 Deeded Acres

Taxes \$1118.00 CSR-52.1

CRP 29.68 Acres at \$173.36 per acre, yearly payment of \$5,147.05. CRP will be prorated to date of possession CRP expires 9/30/24. CRP will be prorated to date of possession. 31 acres of pasture m/l at \$50.00 per acre cash rent with yearly income of \$1600. Tenant maintains pasture rights to January 1, 2017. This parcel includes a pond and 45'x45' pole barn. 18' Gate and corral panels are owned by tenant.

Buyer will enter into a contract with the sellers to maintain CRP contract and keep it in the program. Unless willing to accept and pay for all penalties for cancelling contract.

TERMS: \$10,000 earnest money day of auction on Parcel 1. \$20,000 earnest money day of auction on Parcel 2 made payable to closing attorney Verle W Norris Corydon, Iowa, 641-872-1363. Balance due at closing on or before August 2, 2016. Information provided by the seller and Auction Company is deemed to be reliable. Buyers are responsible for their own inspections and due diligence on this tract. 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 property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. All announcements made day of auction take precedence over any printed material. Sellers desires to sell, but reserves the right to accept or reject any or all bids.

PRUNTY AUCTIONS & REALTY, LLC

701 W Jefferson • Corydon, IA 50060

BURTON PRUNTY 641-344-9595 • DOUG GOBEN 641-344-4746

SCOTT PRUNTY 641-344-6683 • TIM PRUNTY 641-895-9421

Visit: www.prunityauctionsllc.com or www.auctionzip.com

