



Farm and Ranch Real Estate Marketing

# ACREAGE AUCTION

## SATURDAY, JULY 14, 2018

### 10:00AM

Download the DreamDirt Auction App, bid on this auction and others.

## Live Auction with Online Bidding Available.

# www.DreamDirt.com

### 19 ACRES • APPANOOSE COUNTY, IOWA

This beautiful small farm for sale located in Appanoose County offers many opportunities, the large 65x73 shop offers a 12x14 and 12x20 overhead doors, 8-inch concrete floors, a loading dock, insulated ceilings and a portion of the sidewalls that have insulation. There is a shop that is 40x60 that includes living quarters with large overhangs to provide shade to the wrap around concrete patio. It has a beautiful 32x56 barn, currently being used to house horses, chickens, and cattle. This property offers lots of gardens with established asparagus and strawberry plants. 4 acres of alfalfa is established on the 18 acres with the balance being lots and pastures. This property was built from the ground up in 2005 and was used as a goat dairy before its current use of making furniture. The septic system will need to be brought to code and seller is providing an \$8000 credit at closing for the work to be performed, rural water is running to buildings, with no power to buildings but is available at the road and can be easily installed.



### BIDDING ONSITE

**Directions to Farm:** From Centerville, go South on Hwy 5. Turn right onto County Rd J46 and follow for 7 miles. Turn left onto Main St, and continue onto Hwy J46. Turn left onto 153rd Ave. Farm is on the West side of the road.

**Sale Method:** Live auction with online bidding.

**Legal Description:** E 1/2 of the SE 1/4 of the NW 1/4 of Section 25, Twp 68 North, Range 19, Appanoose County, IA

**Possession:** Full possession at closing, on or before 10/1/2018.

**Taxes:** \$980

**Earnest Money:** 5% Day of Auction, Balance at Closing

**Farm Lease:** Open

**Terms and Conditions:** Identification will be required to register to bid during this auction. Video and audio recording devices will be in use during the auction which may be broadcast via the Internet or used in other places. Bidding increments are at the sole discretion of the Auctioneer who may accept or reject any bid. Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with DreamDirt Farm and Ranch Real Estate LLC or other approved holding account the proper non refundable earnest deposit. The Seller(s) will provide a current abstract or other title conveyance instrument at their own expense unless otherwise noted. Sale is not contingent upon buyer financing, all bids are cash bids. This sale is subject to all easements, covenants, leases and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. You agree by bidding that you will enroll any CRP acres in your name upon gaining ownership or abide by continuing requires of any government programs or conservation programs on the farm or pay any necessary penalties should you choose not to. The seller reserves the right to accept or reject any and all bids. Winning bidder(s) acknowledges that they are representing themselves or have hired representation using their own financial means to complete the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. The Auctioneer may accept absentee, phone or Internet bids from bidders who can not attend the auction or bid on behalf of the seller to advance toward any reserve. Bidding remotely does not guarantee anonymity. All decisions of the Auctioneer are final. The auction is open to the public contingent upon proper behavior. The Auctioneer may ask your to leave if your behavior is not in the best interest of the seller.

Download the new  
DreamDirt Auction App  
to bid on this auction  
and others.

Can't attend? Bid and  
receive notifications.



**Brad Tadlock**  
Land Specialist  
(855) 376-3478  
Cell: (515) 505-4978  
BradTadlock@DreamDirt.com

**Tom Bradley**  
Land Broker / Auctioneer  
(855) 376-3478  
Cell: (515) 202-7687  
Tom@DreamDirt.com



Farm and Ranch Real Estate Marketing