

# **REAL ESTATE AUCTION**

## **DOROTHY BARINGER ESTATE ~ OSCEOLA, IA**

### **SATURDAY, AUGUST 4, 2012 ~ 10:00 A.M.**

**AUCTION LOCATION ~ TO BE HELD AT SENIOR CITIZEN CENTER, WEST SIDE OF SQUARE OSCEOLA, IA**

Property located at 3162 Ray St., Woodburn, IA ~ Farm Location 7 miles North on Highway 69 to Liberty, or 13 miles South of Indianola, IA.

Take R 59 South 1/8 mile, E on Scott St. 1-3/4 mile, South on 310 Ave. 3/4 mile, East on Ray St. 3/4 mile North side of road.

Sec 10 T-73-N R24-W Liberty Township, Clarke County, IA

200 Acres M/L - 94.47 tillable acres, 13.9 corn base, balance of farm in pasture & timber. All ground presently in pasture, creek & pond, 11 acre in Forest Reserve.

Located w/short commute from Des Moines in Northern Clarke County right in the heart of some of the best hunting area in Southern Iowa. May be the home of your next trophy buck.

**Taxes** ~ \$1,572.00 Taxes will be prorated to date of possession

**Terms** ~ \$30,000 earnest money day of auction will be held by estate & closing Attorney Larry Van Werden of Reynoldson Law Firm. Balance will be due at closing & abstract and deed will be given on or before September 16, 2012.

Possession will be given at closing subject to tenant's rights. Sold "As Is Where Is" w/no warranties expressed or implied by owners or Auction Company

## **WAGNER-PRUNTY AUCTIONS, LLC**

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

**Doug Goben 641-344-4746 • Art Snider 641-777-6413**

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