

123 ACRE

STORY COUNTY LAND AUCTION

Friday - August 1 - 11:00 A.M.

Sold on site at 17909 740th Ave (Arney Ave) State Center, IA

**Located North of Blacktop E-29 Approx 1 1/2 miles which is the
Story-Marshall Co. Line**

Selling for the Clifford Fisher Family Trust & the Della Fisher Estate

We will be offering at Public Auction 123 Acres of farmland with 92 acres
tillable - this is shown in 2 tracts

Tract 1 Approx. 60 acres with 45.9 tillable acres

Tract 2 Approx. 63 acres with 45.5 tillable acres

Both Tracts will be Sold as One Total Unit of 123 Acres more or less

Average CSR of the tillable acres of Tract 1 is 84.7

Average CSR of the tillable acres of Tract 2 is 77.6

TERMS 10% of the total purchase price will be required as a down payment
on the day of the auction with the buyer & seller signing a contract immediately
after the auction. The balance will be due on or before November 1, 2014 or
on a date agreeable to both parties.

The Estate is keeping Tract 3 which includes the Building Site & 35.92 acres.
It has already been surveyed. The Estate will grant a written easement on the
Southerly border of Tract 3 to the buyer to access Tract 2.

Contact AUCTIONEER & REALTOR FRED VAN METRE

For a Packet or visit his Website at

www.vanmetre.net 641-752-8753