

# FARMLAND AUCTION

**78.14 Acres M/L**

**Friday, August 23, 2013 @ 2 p.m.**

**Directions:** Located 4 miles South of Oxford, IA on Black Hawk Ave, then 1.5 mi East on 360th St (watch for signs).

**Auction to be held at St Peters Catholic Hall (Cosgrove)  
2003-400th St SW Oxford, IA.**

**Tract consists of** 78.14 acres m/l with 70.76 acres cropland. Farm had been enrolled in CRP. Contract expired in 2012, then rented for 2013 crop year. Property has an average CSR of 57.7. Soil types include: Ladoga, Colo-Ely Complex, Fayette and Gara-Armstrong. Property also includes a 24' grain bin with floor, fan and stirrators and an 18' grain bin with floor and fan.

**Legal Description:** The SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3 and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 4 all in Township 79 N, Range 8 W of the 5th P.M. containing 80 acres m/l, excepting therefrom a portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  containing 1.86 acres of house and buildings, all subject to easements and restrictions of record.

**Terms:** Buyer must have pre-approved financing, 10% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing Sept 23, 2013 at which time the deed and abstract will be delivered. Possession will be given Nov 8th after harvest. The renter will have use of the grain bins until March 1st 2014. Taxes to be prorated to date of closing. There will be no prorating of rent payments. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

**Owner: Eileen T. Bryant Estate**

**Executors: Janelle Campbell & James Bryant**

**Sellers' Attorney: Lawrence Lynch**

**Yoder Auction Service**

**[www.yoderauctionservice.com](http://www.yoderauctionservice.com)**

**Stan, Gentry & Vince Yoder**

**319-683-3600 or 319-936-0126**

Statements made day of auction take precedence over advertising.