

REAL ESTATE AUCTION

ROBERT WILCOX ESTATE

SATURDAY, AUGUST 10, 2013 • 10:00 AM

Allerton Centennial Building, Allerton, Iowa
Property Address 2427 65th St. Allerton, Iowa 50008

From Allerton go West on J46 5 miles then South 3/4 or From Hwy 65 go East 3 miles then South 3/4, or from Clio go North on 65th St. 4 1/4 miles

Located in some of the best hunting area of Wayne County

200 Acres M/L

T-68-N R-23-W Sections 13 & 14, Jefferson Township, Wayne County Iowa Presently in hay & pasture.

FSA records 89.05 DCP base acres Oats 2.10, Corn 23.20

May have more possible w/conservation work.

Tract 1-40 acres M/L Section 13, 18.51 tillable acres. Taxes \$314.00

Tract 2-160 Acres M/L Sec 13 & 14, 70.54 tillable acres, pond. Rest of farm is in pasture, hay, timbered draws. 5 room home w/full bath, barn w/lean to, 66'x 50' pole shed, 24'x63' shed, 20'x36' shed, 3 grain bins. Buyer is responsible for sewer inspection & bringing it up to Iowa Code. Taxes \$1384.00

Terms: Tract 1-\$15,000 Earnest Money day of auction Tract 2-\$40,000 Earnest money day of auction made to Verle W Norris Trust Account, balance due at closing on or about November 5, 2013. Taxes to be prorated to date of possession Information provided by sellers & Auction Company deemed to be reliable. Buyers are responsible for their own inspections & due diligence on these tracts. Property being sold as is where is w/no warranties expressed or implied by the seller or the Auction Company. Owners reserve right to accept or reject any or all bids. All announcements made day of auction take precedence over any printed material.

Executor - Larry Wilcox

Closing Attorney - Verle Norris, Corydon, IA

WAGNER-PRUNTY AUCTIONS, LLC

Auctioneers:

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

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

