

# LAND & ACREAGE AUCTION

## Saturday, September 8 - 10:00 AM

At the farm, 23565 - 230th street. Located 1 mile East of Sigourney, IA on Hwy 92, then South on 230th Ave. 1 mile to T intersection, then East .6 mile, located North side of road.

80 Acres m/l:

**Parcel #1:** house, shop/garage, storage building, pond, and 10 acres. House - built 1978, split level with 3 bedrooms (possibly 4), kitchen-living-dining area with gas log fireplace (picture window looking over the pond), family room with walk-out to patio toward the pond, 2 bathrooms, lots of storage, lots of updates, very clean and well kept, easy to heat & cool. Garage/shop: 30' x 50' w/3 bays, cement floors, electricity & siding. Barn: 18' square w/10' leanto w/siding. Pond with bass & bluegill. 10 acres with building site and timber for deer - beautiful, peaceful setting. Septic system update will be the responsibility of the buyer. Rural water.

**Parcel #2:** 70 acres m/l with 49 acres of CRP @ \$119.27/acre, final payment 2017. Level to gently rolling, overall CSR 44.65. Balance of land in timber (good deer habitat).

**Parcel #3:** combination of parcels #1 & #2 as 80 acres m/l.

**TERMS:** 20% down day of sale. Taxes prorated to final closing. Survey if needed to be at seller expense. CRP payment for 2012 to go to the seller. CRP from October 1, 2012 on will go to the buyer. LP tank stays with the property.

Check our website for maps, pictures, etc. or call for a packet of information.

**Selling after the land:** 1955 JD 50 tractor with power steering, NF, good rubber, good metal, runs good; JD #8 cycle mower; JD 3 pt hitcher; 2006 JD X540 Multi-terrain riding lawn mower, 54" cut, 267 hours; CI safe; iron pile; Huskee 750 air compressor.

### VERN & CATHY FAIR - OWNERS



# HI-\$ AUCTION

641-622-2015

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