

LAND AUCTION

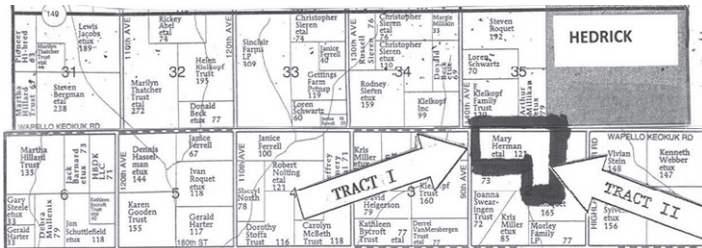
SATURDAY, SEPTEMBER 24, 2016 10:00 AM

130 ACRES M/L

Sale to be conducted at the farm

SECTION 2, HIGHLAND TOWNSHIP, WAPELLO COUNTY, IOWA

Located just southwest of Hedrick, Iowa on the Wapello-Keokuk Road. This outstanding farm is nearly 100% tillable, with an average Corn Suitability Rate (CSR) of 86.



TRACT I – 71 ACRES M/L: Subject to Survey Non-Highly Erodible Land (NHEL). No improvements.

TRACT II – 59 ACRES M/L: Non-Highly Erodible Land. (NHEL). No building improvements.

AUCTIONEER'S NOTE: These two tracts of highly productive farmland will be sold choice, with the buyer's privilege. This land will sell with new owner assuming farming rights in 2017.

TERMS: 20% down day of sale, balance in cash upon delivery of a Court Officer Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

For further particulars or an appointment to inspect the property, please call the auction company: 641-682-5465.

Announcements made day of sale take precedence over any advertising.

MARY HERMAN ESTATE, OWNER

Linda Bolin & Janet Van Buskirk, Executors

Box & Box, Attorneys



Auctioneers:

Jim Kosman

Roger Clingan

Todd Carroll

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