

FARMLAND AUCTION

85 Acres M/L

Friday, Oct 3, 2014 @ 10:00 a.m.

Directions: from Oxford 1 mi N on W38 then E 1 mi on Hwy 6 then S 1/3 mi on Lower Old Hwy 6 then W 1/4 mi on Lower Oxford Rd (watch for signs).

Tract Consists of 85 acres M/L w/approximately 70 acres tillable. Average CSR is 55.27. Soil types include Fayette, Arenzville, Nodaway - Arenzville & various others. **Legal Description:** Auditor Parcel 2014061, containing 85.00 acres, being a part of the Northwest 1/4 of Section 22, Township 80 North, Range 8 West of the 5th P.M., according to the plat thereof recorded in Plat Book 58, Page 329, in Johnson County, Iowa. **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 January 7, 2015 at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information. Final price subject to sellers' approval.

Owner: Julester Haste

Sellers' Attorney: Michael J. Brenneman

Yoder Auction Service

www.yoderauctionservice.com

Stan, Gentry & Vince Yoder 319-683-3600

Statements made day of sale take precedence over advertising.