

LAND & ACREAGE AUCTION

Saturday, October 13 - 10:00 AM

At the farm located 5-1/2 miles West of Sigourney, IA on Hwy 92 to the Delta Jct/Garrett cemetery, then go North on 145th Ave. 1 mile, then West on 210th Street 1/2 mile, North side of the road.

OPEN HOUSE to inspect the farm & buildings:
Sunday, September 16, 1 - 4:00 PM.

180 acres m/l in 2 parcels. - selling @ 10:00 AM

PARCEL A - 80 acres m/l with 67.62 FSA tillable acres, CSR of 47.77, balance of acres in building site and waterways/pasture. Buildings include an older 2-4 bedroom home with large kitchen/dining area, bathroom, furnace with CA and near new roof, rural water. House needs some TLC. Other buildings include a 30' x 104' open front machine shed, 32' x 30' open front shed and 16' x 36' livestock shed. Well water for livestock. This 80 acres has frontage on 210th street.

Taxes: \$1670.00/year

PARCEL B - 100 acres m/l with 79.75 FSA tillable acres. The balance of acres are in timber, timber pasture, draws and ponds. Overall CSR on this parcel is 57.28. Of the 79.75 tillable acres, 35.1 acres are in CRP at \$100.00/acre. Final payment is October, 2013.

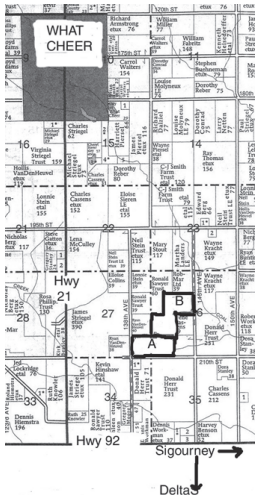
Taxes: \$1938.00/year

Between the two parcels, 33 tillable acres are rented for 2013 @ \$150.00/acre.

TERMS: 20% down day of sale. Balance on or before December 3, 2012. 2012 cash rent goes to the estate. CRP from October 1, 2012 on goes to the buyer. Possession on or before March 1, 2013.

Check our website for pictures & additional information or call the auctioneer.

Wilma Moore Estate
John Wehr, attorney for the estate



HI-\$ AUCTION

641-622-2015

www.hidollar.com