

# **CHANGE!!!**

## **THE LYLE V. SMITH FAMILY TRUST LAND & ROCK QUARRY AUCTION WILL BE OFFERED IN 2 TRACTS!!!**

**SATURDAY, OCTOBER 20, 2018 - 10:00 AM**

Sale to be conducted at the property located approx. 2.5 miles north of Hedrick, Iowa

**Directions:** From Hwy. 149 in Hedrick go north on Lake Street approx. 2.5 miles or from Hwy. 21 go east on 295th Street 3/4 mile. (Auction signs posted)

### **TRACT #1 – FARMLAND**

- \*157.29 taxable acres
- \*\$2,162/year net real estate taxes
- \*47.99 acres currently in Forest Reserve (Tax Exempt)
- \*Approx. 78 acres cropland
- \*CSR on majority of cropland range from the low 40's to upper 50's

### **TRACT #2 – ROCK QUARRY LAND**

- \*44.11 taxable acres
- \*\$354/year net real estate taxes
- \*The currently CLOSED Lyle Quarry has a lease in place thru 2039.

**TERMS:** 20% down payment due day of sale. Balance due upon delivery of abstract & deed on or before November 20, 2018. Real estate taxes will be prorated to date of possession. Possession given upon settlement subject to current farm lease & rock quarry lease. 2019 farm rights will be that of the buyer. THE SMITH FAMILY TRUST IS RETAINING ALL MINERAL RIGHTS ON BOTH PARCELS!!!

Visit [www.hedrickdepot.net](http://www.hedrickdepot.net) for information and pictures

All announcements made day of sale take precedence over previous advertising & information. Information is believed to be accurate; however, interested parties should verify information to their satisfaction.

**Tim Kuiken - Attorney**

**Lyle V. Smith Family Trust - Owners**



**GREG MILLIKEN**

# **AUC<sup>!</sup>TION**

**ASSOCIATES, L.L.C.**

**DEPOT: (641)653-2258 • FAX: (641)653-4047 • CELL: (641)777-6459**

NOT  
RESPONSIBLE IN CASE  
OF ACCIDENTS.



ALL  
ANNOUNCEMENTS  
MADE SALE DAY TAKE  
PRECEDENCE OVER ALL  
PRINTED MATERIAL