

UPCOMING JONES TWP, UNION COUNTY, IA LAND AT  
**PUBLIC AUCTION**

**486 Acres M/L Selling in One Tract**

**Friday Morning, November 30, 2012 • 10:00 AM**

**Sale Location: Creston Livestock Auction Sale Arena  
201 N. Cherry St, Creston, IA**

**Land Loc:** SE of Afton, IA in Sect 32, 33, Jones Twp.

**Farm No:** 1514 Tract No 2590

**Farmland:** 486 Acres M/L Per FSA

**Cropland:** 218.3 Acres   **Corn Base:** 126.3

**Soybean Base:** 60.1 or 186.4 Total

**Legal:** L6 E2 Sec 32, M-6 NW 1/4 NW 1/4 NW 1/4 of Sect 33

**Taxes:** \$6308 Year & Will be Prorated to Date of Possession.

**Terms:** 10% Down Sale Day & Enter Into a Contract to Purchase w/the Balance Due at Closing on Friday, Dec 28, 2013.

Ed Harvey, Closing Attorney, Creston, IA

**Possession:** March 1st, 2013 or Sooner, Land Open for New Buyer to Farm in 2013. Approx 270A in Pasture & Timber w/Timber Fenced Off and the Balance in Tillable Acres.

**Improvements:** 1 Story Frame Built in 1955, 988 SF on Main Floor, Full Basement, 3 Br.

**Outbuildings:** 72'x56' Machine Shed Built in 1989, 1 Story Pole w/ Colored Metal, 1-24'x16' & 2-18'x16' Grain Bins.

**CSR:** 53 on Tillable Acres.

Above Figures Obtained From Reliable Sources but Interested Buyers Please Do Your Own Research. Clarke Co. FSA Figures Available & Open for Interested Buyers.

**Norman C. Ridinger & Joy D. Swenson, Sellers**

**West & Frey Auctions • Creston Livestock Auction Services**  
**Tom Frey 641-344-5082 • Darwin West 641-344-1958**  
**Sale Day Phone 641-782-7025**

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