

KEOKUK COUNTY FARMLAND AUCTION

SAT, DECEMBER 6 - 10:00 AM

AUCTION LOCATION: OLLIE COMMUNITY CENTER • OLLIE, IA
87 ACRES M/L WITH AN AVERAGE CSR2 OF 57

This Keokuk county farm has highway access, beautiful views, and would make a great building spot. Out of the 48.40 acres of cropland, 14.9 acres are currently tilled with the remaining 33.5 acres enrolled in CRP. Yearly CRP payment of \$6,331.60. The property has a 28x48 machine shed, stocked pond & is abundant w/wildlife.

Allen and Erna "Lotte" Reynolds, Owners

-TERMS & CONDITIONS-

- METHOD OF SALE:** The Reynolds farm will be sold on a price per acre basis.
- DEPOSIT:** 10% of the final bid price will be paid on the day of the sale w/the balance due in cash upon delivery of deed & abstract showing merchantable title.
- PURCHASE AGREEMENT:** Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement.
- TAXES:** Prorated to date of possession based on the last available tax statement.
- CLOSING:** On or before January 20, 2015.
- POSSESSION:** To be given at closing. CRP will be prorated to the date of closing.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. CSR values are derived from Surety Maps & may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. Greiner Real Estate & Auction is an agent for the seller.

View www.greinerrealestate.com/upcoming-auctions
for pictures, maps, and CRP information.

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