

LAND AUCTION

As we have purchased a larger farm, we will sell the following real estate located 1 1/2 miles east of Farson, IA on 165th Street, then south 1/4 mile on Competine Road, next to the Competine Cemetery.

Saturday, December 7, 2013 at 10:00 a.m.

77 ACRES M/L

Wapello County, Competine Twp, Section 15

Real Estate consists of 77 acres M/L w/22 acres currently cropped w/balance in improved pasture. Improvements included pattern tiling, terraces, almost all new exterior fence, \$17,000 invested in interior paddock fencing, new well pit & pump, several cement paddock waters and new pond.

Legal Description: SW NE SE 15-73-12; SE SE SEC 15-73-12; NE PT SW SE SEC 15-73-12.

Average CSR on farmland currently cropped: 75

Average CSR on total acres: 61

TERMS: 20% down day of auction w/balance due upon delivery of deed & abstract at closing on or before December 30, 2013.

TAXES: Taxes to be prorated to date of possession. Taxes are currently \$1,050.00 per year.

SALE SITE: Sale to be conducted at the farm at 3051 160th Street, Hedrick, IA. Watch for signs.

Auctioneer's Note: Exceptionally well maintained grain & pasture farm with all improvements being completed since 2007. Several acres of current pasture would be suitable for cropland. The pasture has supported 35-40 cow/calf pairs annually. Would make an excellent starter farm or a place to build that is located 9 miles north of Hwy 34 on the blacktop. Current owners would consider a long-term lease from new owners. Contact either auctioneer for a complete sale brochure.

All announcements made day of auction take precedence over all advertising.

Not responsible in case of theft or accidents.

Mark & Katie Jacobs, Owners

Phone: 641-799-1193

Sellers Attorney: Richard Gaumer, Ottumwa, IA 641-682-7579

Sale Conducted By:



Abell Auction & Real Estate, LLC

Justin Abell, Sigourney, IA

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