

923 ACRES M/L LUCAS COUNTY LAND AUCTION

Friday, November 20TH • 1:30 P.M.

Auction to be held at the Lucas Community Center, Lucas, IA

Tracts 1 thru 5 are located in and just north of Lucas, IA on Highway 65. Tract 6 is located East of Lucas to 160th Ave and North approximately 1 mile

Tract 1. 153.66 Taxable Acres. Tract 1 is located on the West side of Hwy 65. FSA shows 60 acres tillable and 85 acres pasture/recreational land. CSR of 42.6. CSR2 of 44.1. The west part of the farm is very heavily populated with deer and other wildlife.

Tract 2. 235.7 Taxable Acres. Tract is located on the East side at 50170 Hwy 65. FSA shows 75 acres tillable with CSR of 45.4 and CSR2 of 48.2. It has been terraced. FSA shows 166 acres pasture includes 4 ponds, many mature oak trees and abundant wildlife. It includes a 2 bedroom older home and 2 outbuildings. The house is set up on rural water. The property is being sold with no warranty on the sewer system so it is the purchaser's responsibility to file with the ADLM Environment about the sewer system.

Tract 3. 37.11 Taxable Acres. Tract 3 borders Tract 2 to the South on Hwy 65. It has been in pasture for many years. CSR 30.4. CSR2 26.8. The property at this time does not have Hwy access but we have a letter from the Iowa DOT stating there is a place where one could be put in at the buyer's expense. There is an easement from this property to the neighboring properties for a spring to be piped out. Rural water runs along the Hwy 65. This would be a nice building site.

Tract 4. 106.88 Taxable Acres. Tract 4 is located just off Hwy 65 at 502 North St. This property has a 3 bedroom house with rural water, furnace and air with heat pump 4 years old, 24x32 insulated garage, 54x90x14 Morton building, 30x64 open front machine shed, 20x64 metal building, 30' 10,000 bushel grain bin with dryer floor, 2 year old dryer and 1year old DMI 3 auger stirator and distributor, new roof vents and ground opening lids, 18' 3300 bushel bin with dryer floor and 12" aeration fan with ground opening lid, cattle handling facilities to handle 125+ cows w/ calves, 3 spring fed watering tanks, excellent well. This property sets on both sides of North Street on the edge of Lucas, IA. FSA shows 51 acres tillable. CSR is 24.2. CSR2 is 26.2

Tract 5. 180.00 Taxable Acres. Tract 5 borders both Tract 2 and Tract 4. It has 1 pond. FSA shows 162 acres tillable. Currently approximately 91 acres are in crop rotation with a CSR of 35, CSR2 of 32.7. The North 80 is currently in pasture/hay and CSR 22.6. CSR2 of 21.4. It is accessible from Tracts 2 and 4 and also easily accessible at the north end of Knotts 1st ST in Lucas.

Tract 6. 210 Taxable Acres: Tract 6 is located 1 mile North of Hwy34 on the East side 160th Ave. FSA shows 66 acres tillable. CSR 32. CSR2 of 38.4. This property has 3 ponds, 5 pad-docks for rotational grazing, working corral, rural water main runs thru the pasture. Has been in pasture for several years.

Tracts 1 thru 3 are owned by Celeste Allen and Beverly Allen

Tracts 4 thru 6 are owned by the Edwin W. and Frances J. Allen Family Trust

Note: The bulk of this land has been in the Allen family for 5 generations. It has been farmed by Dan and Becky Allen since 1972 using mostly no-till farming methods. For questions on the land call Dan Allen @641-203-1519

Terms: Land will be sold by the taxable acre with high bidder given choice and privilege of any or all tracts with acceptance of their bid by the sellers. 10% down day of auction with the balance at closing.

Closing: On or before December 30, 2015 at the sellers option. Possession: At closing.

Taxes: Prorated to date of closing.

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

Closing Attorney: Goldsmith Law Firm, Chariton, IA, 50049 641-774-5989

Owners very motivated to sell but reserve the right to reject any and all bids.

Not responsible for accident, theft, or inadvertent errors in advertising.

PEASLEY AUCTION AND APPRAISALS

Steve Peasley 515-313-8587

For more details and pictures go to www.peasleyauction.com