

LAND AUCTION BLAIN FAMILY FARMS

IN WARD TOWNSHIP, SECTIONS 22 & 23, CLARKE COUNTY IOWA,
LOCATED APPROX 1 1/4 MI WEST OF INTERSTATE 35 ON US HWY 34 AT THE OSCEOLA IA EXIT.

MONDAY, DECEMBER 9, 2013 AT 10:00 AM

at 1003 N Main Street, Osceola Iowa 50213, at a location called "The Meeting Place"

**Real Estate Showing Including Residence & Buildings
Sunday December 1st - 2-4 PM**

Beautiful country home w/up to 194 acres of contiguous land divided by Hwy 34

Parcel #1: 3 bedroom 3 bath home w/oversized 2 car garage built in 1989 on approx 3 acres (subject to survey in progress). Other features include lg pantry, lg master closet, wood burning fireplace, lg 54'x74' Morton building on a nearly level lot w/pin oaks & pine trees. Property has rural water w/a new septic & lateral system being installed. Taxes approx \$3664.00 per year. **Terms:** \$25,000 down day of auction, payable to Kenyon & Nielsen trust account, Todd Nielsen attorney, Creston, IA. Balance due at closing, expected in 45 days, possession at time of closing.



Parcel #2: 45 acres of tillable grass, sold by the acre, (subject to survey in progress) contiguous w/parcel #1 featuring a well maintained older barn w/lots, waters, corral, exc fences & a small well-stocked lake. Taxes approx \$16.00 per acre. CSR: 35.7. **Terms:** \$25,000 down day of auction, payable to Kenyon & Nielsen trust account, Todd Nielsen attorney, Creston, IA. Balance due at closing, expected in 45 days, possession at time of closing.

Parcels #1 & #2 to be offered separately and then collectively.

Parcel #3: 75 acres of row crop & grass, sold by the acre, (subject to survey in progress) contiguous w/Parcel #2. Taxes approx \$16.00 per acre. CSR: 42.3. **Terms:** \$35,000 down day of auction, payable to Kenyon & Nielsen trust account, Todd Nielsen attorney, Creston, IA. Balance due at closing, expected in 45 days, possession subject to tenant's rights of March 1, 2014.

Parcel #4: 66 acres m/l, sold by the acre, in sections 22 & 23 of Ward Township, Clarke County IA, north of new Hwy 34 & south of old Hwy 34 w/a small tract of this parcel north of the railroad tracks. All tillable, taxes approx \$19.80 per acre & CSR of 57.4. **Terms:** \$35,000 down day of auction, payable to Kenyon & Nielsen trust account, Todd Nielsen attorney, Creston, IA. Balance due at closing, expected in 45 days, possession subject to tenant's rights of March 1, 2014.

Information provided by the sellers and auction company are deemed to be reliable. Buyers are responsible for their own inspections and due diligence on this tract. No liabilities are assumed by sellers or the auction company. Property is to be sold as is where is with no warranties expressed or implied. This acreage will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accidents or inadvertent errors in advertising. All announcements made day of auction take precedence over any printed material.

WAGNER-PRUNTY AUCTIONS, LLC

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More Pictures Available at: www.wagner-pruntyauctionsllc.com

www.auctionzip.com

