

# ESTATE FARMLAND AUCTION

**Thursday, December 1 • 10:00 AM**

**From the Hwy 92/21 Jct located South of What Cheer, IA,  
go North 1/4 mile.**

(Farm lies on both sides of highway), then go West on the gravel around the corner to the auction site.

**PARCEL #1 - 106.36 acres m/l**

**CSR2: 68.77**

50.6 acres CRP @ \$198.99/acre, final payment 9-30-23 (may be removed from CRP)

10.48 acres farmland

41.58 acres pasture which could be farmed.

1 acre building site.

**Taxes: \$2,624.00/year**

**PARCEL #2 - 25.25 acres m/l**

**CSR2: 46.17**

19.9 acres CRP @ \$155.82/acre, final payment 9-30-27 and 3.8 acres @ \$131.20, final payment 9-30-17. (Both may be removed from CRP)

Balance in timbered draw.

**Taxes: \$406.00/year**

**TERMS:** 20% down day of sale. Balance on or before December 30, 2016. CRP payment in October, 2017 goes to the buyer. Check our website or call the auction company for more information.

## Ruth Knowler Estate



# HI-\$ AUCTION

**641-622-2015**

**[www.hidollar.com](http://www.hidollar.com)**