

UPCOMING JONES TWP, UNION COUNTY, IA LAND AT

PUBLIC AUCTION

486 Acres M/L Selling in One Tract

Friday Morning, November 30, 2012 • 10:00 AM

**Sale Location: Creston Livestock Auction Sale Arena
201 N. Cherry St, Creston, IA**

Land Loc: SE of Afton, IA in Sect 32, 33, Jones Twp.

Farm No: 1514 Tract No 2590

Farmland: 486 Acres M/L Per FSA

Cropland: 218.3 Acres **Corn Base:** 126.3

Soybean Base: 60.1 or 186.4 Total

Legal: L6 E2 Sec 32, M-6 NW 1/4 NW 1/4 NW 1/4 of Sect 33

Taxes: \$6308 Year & Will be Prorated to Date of Possession.

Terms: 10% Down Sale Day & Enter Into a Contract to Purchase w/the Balance Due at Closing on Friday, Dec 28, 2013.

Ed Harvey, Closing Attorney, Creston, IA

Possession: March 1st, 2013 or Sooner, Land Open for New Buyer to Farm in 2013. Approx 270A in Pasture & Timber w/Timber Fenced Off and the Balance in Tillable Acres.

Improvements: 1 Story Frame Built in 1955, 988 SF on Main Floor, Full Basement, 3 Br.

Outbuildings: 72'x56' Machine Shed Built in 1989, 1 Story Pole w/Colored Metal, 1-24'x16' & 2-18'x16' Grain Bins.

CSR: 53 on Tillable Acres.

Above Figures Obtained From Reliable Sources but Interested Buyers Please Do Your Own Research. Clarke Co. FSA Figures Available & Open for Interested Buyers.

Norman C. Ridinger & Joy D. Swenson, Sellers

West & Frey Auctions • Creston Livestock Auction Services

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Sale Day Phone 641-782-7025