

# LAND AUCTION

## MONDAY, DECEMBER 17TH 2018 • 12 PM

Lineville Iowa Community Center  
213 Main St • Lineville, IA 50147

**98 acres m/l of pristine recreation & agriculture land**

**Land located:** 9 miles east of Brian's Farm Supply in Lineville Iowa on Aurora Ave. then south 3/4 of a mile on 105th St. Follow the yellow land auction signs.

***Spectacular Piece of Rural Property. Quiet & Peaceful w/a Fantastic Building Site. Deer Sign Anywhere You Look. Rural Water Located on the East Side of 105th St, Wayne County School District.***

**Legal Description:** 98 Acres M/L of Pristine Recreation & Agriculture Land in Section 22 of Clinton Township, Wayne County, Iowa. E 1/2 of NW 1/4 of SW 1/4, NW 1/4 of SE 1/4 & NE 1/4 of SW 1/4 of Section 22, T-67-N, R-22-W, 5th P.M., Wayne County, Iowa. Current Taxes \$872.00 Per Year & Will be Prorated to the Date of Possession.

**Attorney for Seller:** Skinner & Paschke PLLC, 204 W. Hickman Rd, Waukee, Iowa 50263

**Terms:** \$20,000 Down Day of Auction Paid to Skinner & Paschke PLLC Trust Account, Balance Due at Closing w/a 3% Buyer Premium. Possession at Closing on or About January 15th, 2019.

Buyers Are Responsible for Their Own Inspection & Due Diligence on the Property. No Liabilities Are Assumed by Sellers or the Auction Company. Property to be Sold As Is Where Is w/No Warranties Expressed or Implied. The Property Will Not Be Sold Contingent on the Buyer Obtaining Financing. All Financial Arrangements Must be Made Prior to the Auction. Not Responsible for Accident or Inadvertent Errors in Advertising. Announcements Made Sale Day Take Precedence Over Any & All Printed Materials.

### Perkins/Robinson/Wilson trust seller

# Wagner-Dent

Box 435, Humeston, Iowa 50123

Don Wagner  
Owner/Auctioneer

[www.Wagner-DentAuctions.com](http://www.Wagner-DentAuctions.com)



## AUCTIONS

**Don Wagner, 641.931.6832**

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**Jason Dent, 515.231.5176**

Auctioneer

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**Art Snider, 641.777.6413**

Auction Setup & Phone Bids

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