

Public Land Auction

Griffin Family Farms

1702 332nd Ave., Woodburn, IA 50275

Monday, December 14, 2020 10:00AM

Driving directions to the land: 9 miles east of Osceola Iowa on US 34 to the Woodburn, Iowa exit, then north 2 miles on 320th ave. to Kendall St., then ¼ mile east.

The auction will be conducted in the media center at the Revelton Distilling Company
1400 W. Clay St., Osceola, Iowa (Casino exit off of I-34, then east on Clay St.)

Mason McCoy, attorney at law, seller's attorney.

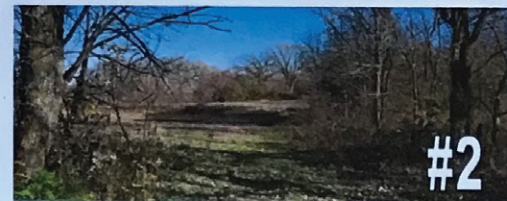
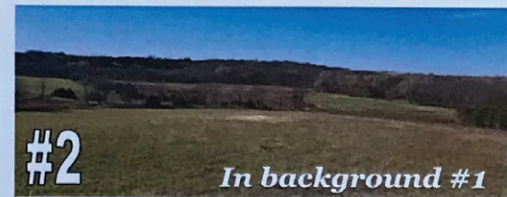
All checks to be written to the Reynoldson - Van Werden Trust account,
Osceola Iowa 50213

Tract #1: 79 acres m/l of spectacular recreational ground with bottom tillable NHEL ground and open grass land. Large oak trees dominate the heavy timber areas as well as walnut and hickory. Signs of deer, turkey & pheasant abound. There are 2 large wire ear corn cribs in excellent condition as well as 2 conventional grain storage bins and a well with a windmill tower. This tract is located in Jackson Township sections 1&2. Taxes of \$1,092 are paid in full until September 2021.

Tract #2: 159 acres m/l of mostly open grasslands interlaced with timbered draws and a tillable 10 acre NHEL bottom field. This tract is located in Jackson Township sections 1&12. Taxes are \$3,552 per year and are paid in full until September 2021 (this tax amount reflects the taxes on 2 houses that have been demolished and have not yet been removed from the tax rolls.)




Terms: on both tracts: 10% down the day of the auction. Balance and possession at closing with a 5% buyer premium added to the hammer price. Exclusive hunting rights will go with the property at the conclusion of the auction. Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with 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. Closing expected in 30-45 days. Announcements made sale day take precedence over any and all printed materials.



Wagner-DentAuctions.com

1026 40th Street, Humeston, IA 50123

Don Wagner 641-931-6832 wagnerdonald44@gmail.com
Jason Dent 515-231-5176 imaginerodeo@gmail.com

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