

LAND AUCTION

240 Acres M/L Offered in 4 Parcels
RICHARD "PETE" LUCAS FARM

To be Held

Tuesday, December 18th, 2012 • 10:00 AM

AUCTION WILL BE HELD AT THE WALDEN PARK CLUBHOUSE IN CORYDON, IOWA

GPS COORDINATES: N 40.76580° W 093.33163°

This farm located around 2658 150th Street, Corydon, IA 50060. From Corydon, IA go East on Highway 2 to Highway S40 at Vetter Equipment & go South approximately 6 miles to Garden Road and turn West. Drive West approximately 1 mile & turn South on 150th Street. Parcel #3 (80 ac m/l) is located on south side of Garden Road between S40 & 150th Street. Drive South on 150th Street approximately ½ mile to driveway entrance (Parcel #2) on East side of road. Parcel #1 is located just south of driveway entrance on west side of 150th Street & on the North side of Fillmore Road (dirt road).

WATCH FOR SIGNS

240 acres m/l of Wayne County, Iowa combination livestock, crop & hunting ground located in Jackson Township T-68-N R-21-W in sections 28 and 29 under "Lucas Claude LE".

This farm has been in the Lucas Family for over 67 years. This area of Wayne County is well known for whitetail deer hunting & turkey hunting. Parcel #1 & #2 both border timbered ground.

Parcel #1: 40 acres m/l currently in open grass & hay ground with timbered draws and ditch. There is a small pond on this parcel. This parcel is bordered on the South by Fillmore Road and on the East by 150th Street. The road fences & the North border fence have been replaced and are in excellent condition. Parcel #1 is located in section 29 of Jackson Township. This is a very nice hunting parcel. The property on the west side borders timbered ground. **CSR2 rating of 45.8.** Taxes are estimated at \$329.00 per year. **Terms: Cash or good check with \$10,000.00 down day of auction. Balance due at closing.**

Parcel #2: 120 acres m/l currently in crop, hay & pasture ground with timbered draws and ditches. This parcel is bordered on the West by 150th Street & includes a ¼ mile private lane into the existing buildings and old home. The farm house is not in livable condition. There are several outbuildings & small grain bins including a 24' x 74' open-sided machine shed, a 30' x 40' open sided cattle barn, and a 20' x 30' cattle barn. This parcel has several natural springs that have fed this farm forever. This parcel contains recent fence improvements including some new perimeter fences as well as several interior fences. Parcel #2 is located in section 28 of Jackson Township. The property on the south side borders heavily timbered ground. **CSR2 rating of 50.3.** Taxes are estimated at \$1960.00 per year. **Terms: Cash or good check with \$30,000.00 down day of auction. Balance due at closing.**

Parcel #3: 80 acres m/l currently in crop and hay ground. This land is gently rolling and is suitable for crop production. This parcel is bordered by Garden Road on the north end of property. **CSR2 rating of 53.8.** Taxes are estimated at \$1023.00 per year. **Terms: Cash or good check with \$35,000.00 down day of auction. Balance due at closing.**

Optional Parcel #4: The full 240 acre m/l farm will be offered as a whole. This includes Parcel's #1, 2 & 3. The total price of Parcel 4 must exceed the total price of Parcel's 1, 2 & 3 combined. **Terms: \$75,000.00 down day of auction. Balance due at closing.**

Terms & Conditions: All bidders must register with picture ID to obtain a bid number. All down payment checks to be payable to Chambers & Relph Law Firm Trust Account. Roberta A. Chambers with Chambers & Relph Law Firm is the attorney for the sellers and closing agent. Closing will be on or before January 15, 2013 at Chambers & Relph Law Firm, Corydon, IA.

Possession will be given at closing subject to tenant rights which expire on February 28, 2013. Property taxes will be prorated to the date of closing. Information provided by the sellers & auction company are deemed to be reliable. Buyers are responsible for their own inspections & due diligence of these parcels. No liabilities are assumed by the sellers or the auction company. Each parcel is sold as is, where is, with no warranties expressed or implied. **These parcels WILL NOT be sold contingent on the buyer obtaining financing. ALL FINANCIAL ARRANGEMENTS MUST BE MADE BEFORE THE AUCTION.** Not responsible for accidents or inadvertent errors in advertising. All announcements made the day of auction take precedence over any printed material.

Any and all questions regarding the auction of this land please contact the attorney for the sellers. Information is available from Roberta A. Chambers, Attorney at Law; Chambers & Relph Law Firm, 108 West Jefferson, Corydon, Iowa 50060. 641-872-2455.

For more information contact: **Auctioneer Jared Chambers 641-870-0100**

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Complimentary light refreshments will be served.

Restroom available at auction site

Richard "Pete" Lucas Farm - Seller

Jared Chambers, 641-870-0100

CHAMBERS

Auction & Appraisal Company

1857 Hwy 14N
Corydon, IA 50060

Office 641-872-2082
Fax 641-872-2907

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