

FARMLAND AUCTION

40 ACRES M/L

Friday, January 24, 2014 @ 2 p.m.

Directions: 9 miles SW of Iowa City on Hwy 1 then W 1 mile on 500th St then N ½ mile on Cosgrove Rd (watch for signs).

***Auction to be held at Yoder Auction Service
2016 500th St SW Kalona (Frytown), IA.***

Tract: Consists of 40 acres M/L with 32 acres tillable. Farmland is gently rolling. Average CSR is 54.2. This property has the potential to have a house built and the possibility of future development.

Legal Description: The East half of the East half of the Northeast quarter of Section 11 in Township Seventy-eight (78) North, Range Eight (8) West of the 5th P.M. in Johnson County, Iowa.

Terms: Buyer must have pre-approved financing, 15% down day of sale w/signing of a purchase agreement. Balance to be paid in full at closing February 25, 2014 at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to date of closing. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information.

Owners: Clarence L. Graper & Janette E. Miller
Sellers' Attorney: Michael J. Brenneman

Yoder Auction Service
www.yoderauctionservice.com

Stan, Gentry & Vince Yoder 319-683-3600 or 319-936-0126
Statements made day of sale take precedence over advertising.