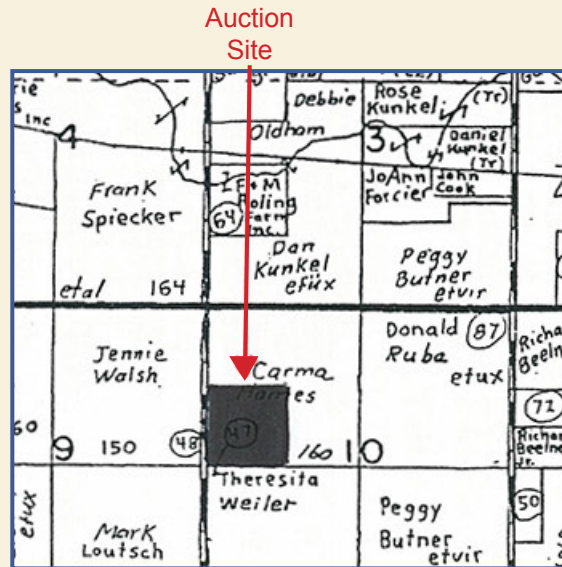


40.79 ACRES OF MARION TOWNSHIP, PLYMOUTH COUNTY LAND AUCTION

DIRECTIONS: From the intersection of Hwy. 3 and K 64 at Oyens, Iowa, go 1 mile East on Hwy. 3, then ½ mile South on Pioneer Ave. or from Remsen, Iowa, go 3 miles West on Hwy. 3, then ½ mile South on Pioneer Ave. on:

FRIDAY, AUG. 22, 2014 • SALE TIME 10:30 A.M.



LEGAL DESCRIPTION: That Part of the Southwest Quarter of the Northwest Quarter, (SW ¼, NW ¼), Section Ten (10), Marion Township, T92N, R44 West of the 5th P.M., Plymouth County, State of Iowa containing an unimproved 40.79 acres more or less.

TERMS: The buyer will be expected to pay 10% down on the day of the auction and sign a real estate contract agreeing to pay the balance on or before October 1, 2014 at which time the seller will furnish the buyer with a warranty deed and an abstract showing clear and merchantable title.

GENERAL DESCRIPTION: According to the Plymouth County F.S.A. office, this subject property has been part of one farm unit and will not be split and reconstituted until after the auction. We are estimating that out of the 40.79 acres that are selling, the cropland acres may be approximately 39 acres. The CSR average is 54.43.

REAL ESTATE TAXES: The seller will pay all real estate taxes up to October 1, 2014 as well as all prior taxes. The new estimated taxes are \$768.00 for the 2013 – 2014 tax year.

SURVEY: This subject property has already been surveyed with markers indicating the three corners in the field. If the buyer wishes to have the boundaries outlined more definitively, that will be completed after harvest.

METHOD OF SALE: We will be offering this farm with the bid price per acre times 40.79 surveyed acres.

POSSESSION: The present tenants lease has been properly terminated and has agreed to give possession to the new buyer as soon as the beans have been harvested.

JULIE & RICK MADDEN - OWNERS HEIR OF MRS. ORVILLE (CARMA) HAMES ESTATE

AUCTIONEER'S NOTE: In the offering is a 40.79 acre tract of land situated in a location with three grain outlets nearby. If you are looking to add to an existing operation or as a young farmer looking to "get your feet wet" by way of a young farmer loan, this may be a great opportunity. The final sale price will be at the approval of the sellers. Any announcements made the day of the auction, shall supersede anything printed herein. This farm is being sold as is with no contingencies, warranties, guarantees, and all prospective buyers are encouraged to verify all data accordingly.



171 South Washington Street
Remsen, Iowa 51050
www.kleinrealestate-auction.com

OFFICE: 712-786-2870
HOME: 712-786-3313
jaklein@midlands.net

SEE OUR WEBSITE FOR PICTURES

Auctioneer: JIM KLEIN
Cell: 712/540-1206

