

ABSOLUTE

FARM LAND AUCTION

158 Taxable Acres M/L Edna TWP CASS COUNTY, IOWA

Wednesday November 26, 2014 10:00 AM

*Sale Location: The Hayloft Grant IA 50847

Property Location: 66535 Yankton RD, Cumberland IA. 7 Miles South of Cumberland IA on N 28 to Yankton Road, 2 miles west on south side or 16 miles south of Atlantic IA on Hwy 71 to Yankton Road, 3.5 miles east, south side.

**LEGAL: NE ¼ of Section 31, T-74-N, R-35-W
Edna TWP, Cass County Iowa**

FSA INFORMATION:

Farm # 4695 Farmland: 164, Cropland: 130.2

Corn Base 61.1, Bean Base: 54.3 Certified

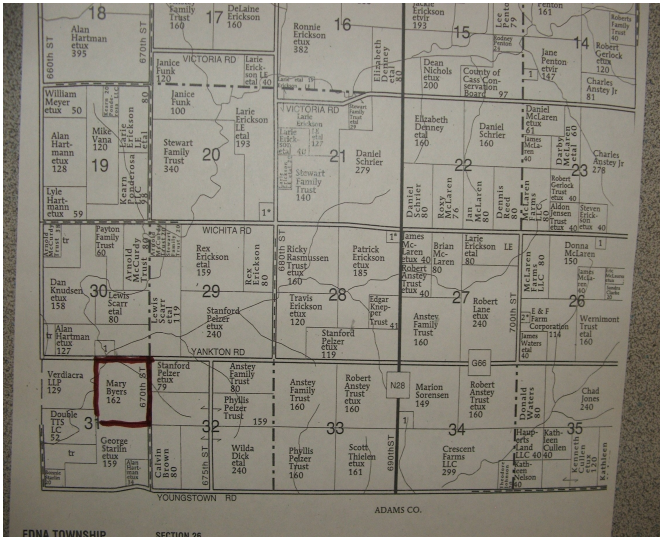
Acres: Row Crop 124.90, MIXFG 5.33

COURT HOUSE INFORMATION:

Gross Acres: 161.77, Taxable Acres 158.02

Property Taxes: 3,850.00

CSR2: 71.2 (Surety Mapping)



Good producing farm with bottom ground and tiled terraces on the hillside.

Note: Property has 60' X 40' Machine Shed and a 40' X 28' Utility Building.

Buyer to have full Possession for 2015 Crop Year

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 15% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before December 26, 2014 in exchange for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given on or around March 1, 2015. Buyer will be responsible for their own Title Opinion. Bids are not subject to finance. Financing arrangements must be made before auction date. Property taxes prorated to closing date.

Note: Property Connection Real Estate represents the Sellers at this auction. Any announcements made sale day will take Precedence over all printed material. All information provided was gathered from sources deemed reliable but not guaranteed by Property Connection Real Estate. Bidders are urged to inspect the property and verify any information to their satisfaction.

Mary S. Byers, Estate

First Whitney Bank & Trust, Executors

Sale arranged and conducted by Property Connection Real Estate

510 Poplar St., Atlantic IA 50022 - Office 712-243-4408 ~ Fax 712-243-4356

Dennis 'Leroy' Phillips Broker/Auctioneer 712-249-1606

Glen Nelson / Agent 712-254-0417~ Diane Milner / Agent 712-789-0580

Julie May / Assoc Broker 402-578-4019 ~ Cindy Chester / Agent 712-310-0108

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