

* FARM LAND AUCTION *

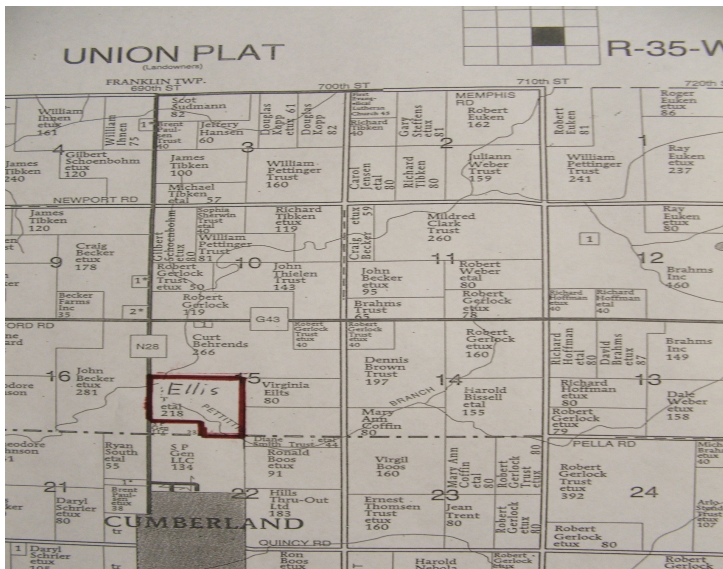
137 Acres M/L Union TWP

CASS COUNTY, IOWA

Tuesday August 25, 2015 10:00 AM

*Sale Location: Cass County Community Center, Atlantic IA
805 West 10th Street, Atlantic IA 50022

Property Location: ¾ Mile North of Cumberland Iowa, East Side of N28 (690th Street)



LEGAL: E ½ of the South 45 acres of the SW ¼ of Section 15-75-35, AND The North 115 acres of the SW ¼ of Section 15-75-35, West of the 5th P.M., Cass County Iowa.

FSA INFORMATION: *APPROXIMATIONS*

Farm # TBD Farmland: 133 Cropland: 101.2
(The property has been divided between family members. FSA has not updated the Farm)

COURT HOUSE INFORMATION:

Gross Acres: 137.51, Taxable Acres 134.52
Property Taxes: 2,524.00

CSR2: 70.1 CSR: 64.7 (Surety Mapping)

Good producing farm with some bottom ground, hillsides terraced and tile.

See Auctionzip.com for more information~Buyer to have full Possession for 2016 Crop Year

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 10% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before September 25, 2015 in exchange for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given on or around March 1, 2016. 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.

Randal Ellis, Owner

Sale arranged and conducted by Property Connection Real Estate
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Dennis 'Leroy' Phillips Broker/Auctioneer 712-249-1606

Glen Nelson / Agent 712-254-0417~ Diane Milner / Agent 712-789-0580 ~ Jan Muller / Agent 712-249-1001
Julie May / Assoc Broker 402-578-4019 ~ Cindy Chester / Agent 712-310-0108

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