

FARM LAND AUCTION

Friday, September 13, 2013 at 10:00 am

Auction Location: Mother Cabrini Hall, 308 W Main St, Richland, Iowa

66.36 acres m/l

Directions to farm: From Richland turn west on Main Street. Main street turns into 320th Street. Continue approximately 2 miles. Destination will be on south side of road. Watch for signs.



LEGAL DESCRIPTION - (brief, full to be taken from abstract):

LOT 8 EXC N 10 ACRES & PT DIV 1 OF LOT 9 NW NW **AND**
PT DIV 1 OF LOT 9 & DIV 1 OF LOT 2 & LOT 1 SW NW.

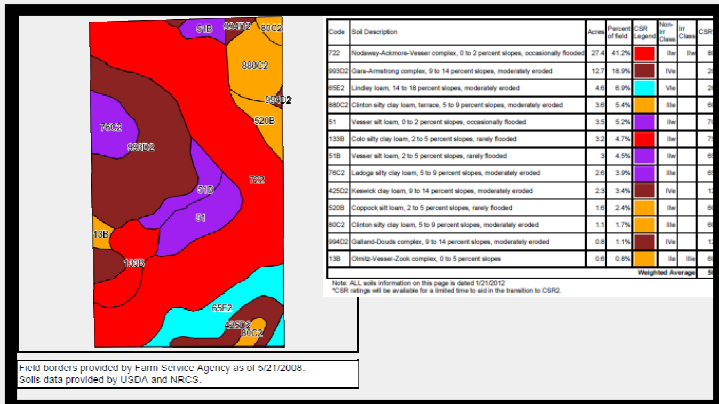
State Iowa
County Keokuk
Location 30-74-10
Township Richland
Acres 66.36 m/l

EASEMENT - Easement to farm from 320th street will be given by adjoining land owner, Everette's son. Approximate location is outlined in adjacent map.

NET YEARLY TAXES - \$988.00

FSA INFORMATION -

Farm #4398
Farmland 67.45 acres*
Cropland 53.66 tillable acres*
Note* Above figures are directly from the FSA information. This contains approximately 2.97 tillable acres of ground that will not be sold.
Corn Base 45.9 with 108 bushel direct yield
Acres 66.36 m/l
CRP 7.2 acres in CRP. 2.1 acres expire in 2013. 5.1 acres expires in 2022. Annual payment is \$1,387.00.



-TERMS & CONDITIONS-

- METHOD OF SALE: The Baker farm will be sold on a price per acre basis for the above advertised acres.
- DEPOSIT: 10% of the final bid price will be paid on the day of the sale with the balance due in cash upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before October 15, 2013
- POSSESSION: To be given after harvest for the 2013 crop year. Farm is currently leased and crop belongs to current tenant.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. CSR values are derived from Surety Maps and may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. Greiner Real Estate & Auction is an agent for the seller.

Everette Baker Estate, Owner
Joe McConnell, Attorney - Myron Greiner, Broker



www.greinerrealestate.com

Auctioneers: Myron Greiner, Broker, 641-919-4522
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