



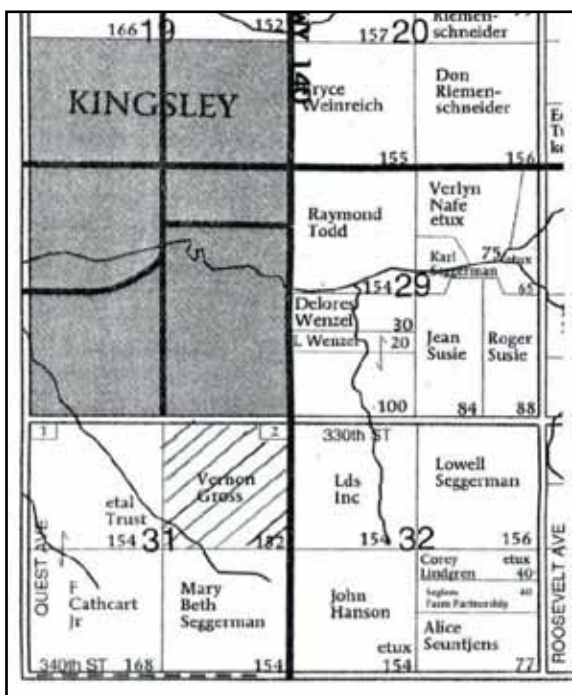
**APPROXIMATELY 152 ACRES
OF UNIMPROVED FARM LAND
IN GARFIELD TWP,
PLYMOUTH COUNTY, IOWA**



Public Auction

Monday, August 12, 2013 • 10:05 a.m.

**SALE SITE: Chuck Hardie Auction Services • 124 Main St. • Kingsley, Iowa
USE ALLEY ENTRANCE, PLEASE**



LEGAL DESCRIPTION:

Northeast Quarter (NE¹/₄) of Section Thirty-one (31), Township Ninety (90) North, Range Forty-three (43) West of the 5th P.M., Plymouth County, Iowa consisting of 152 acres more or less.



GENERAL DESCRIPTION:

In the offering is a great producing farm in Plymouth County. The FSA shows a CSR of 54.10. The soil types are predominately Galva Silty Clay with sprinkles of Radford and Ida Silty Clay Loam. The farming practices have been maintained very well and is in a good state of production. This is your opportunity to purchase a parcel which has the pros of being by an excellent community, strong grain terminal, and by a hard surface road. If you want to buy good farm land, you need to look no further.

TERMS: Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance upon delivery of clear and merchantable title on or before December 1, 2013. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. The current annual taxes are approximately \$3270. The sellers will pay all taxes up to December 1, 2013, date of possession.

Current tenant has farming practice until March 1, 2014. Descriptions and information are from sources deemed reliable, however, neither the Seller nor Auctioneer are making any guarantees or warranties, actual or implied. Property sold "as is", inspect to the extent deemed necessary and rely upon your own judgment when bidding. This sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previous written terms.

VERNON GROSS ESTATE, Owner
KINGSLEY STATE BANK - EXECUTOR
THOMPSON, PHIPPS, THOMPSON - ATTORNEY FOR THE SELLER

CHUCK HARDIE & JIM KLEIN, AUCTIONEERS

CHUCK HARDIE
www.chuckhardieauctions.com
23 W. 2ND ST., KINGSLEY, IOWA
712-378-3232 or 712-540-9990

NOT
RESPONSIBLE
FOR
ACCIDENTS

JIM KLEIN
www.kleinrealestate-auction.com
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712-540-1206