



Public Auction

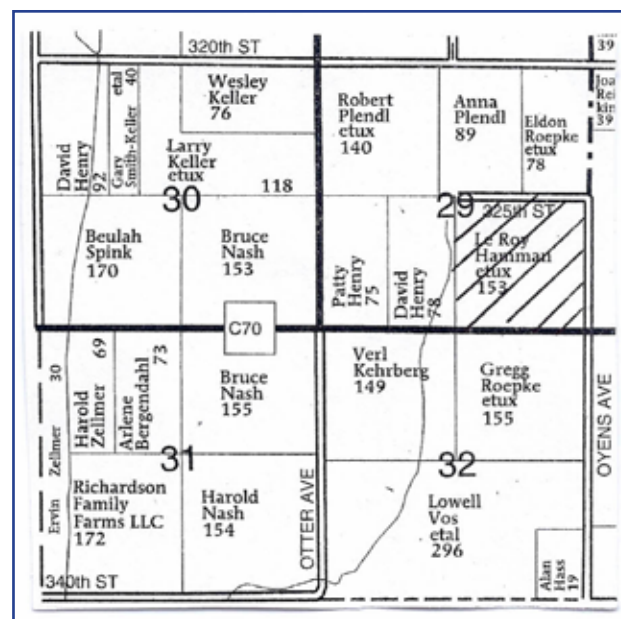


APPROX. 153 IMPROVED ACRES
OF ELKHORN TWP.,
PLYMOUTH COUNTY, IOWA FARMLAND

Friday, October 8, 2010 • 10:05 a.m.

Sale Site: Kingsley Community Center, Kingsley, IA

LEGAL DESCRIPTION: A parcel of land located in the Southeast Quarter (SE 1/4) of Section 29, Township 90 North, Range 44 west of the 5th P.M., Plymouth County, Iowa consisting of approximately 153.98 acres, more or less.



GENERAL DESCRIPTION:

The Plymouth County FSA shows 146.5 acres of farmland. The corn base is 71.6 acres and soybean base is 71.6 acres. There is a 1 acre oat base.

The APH proven yield on corn is 150 bu. per acre and on soybeans 44 bushels. The soil types are predominantly Galva Silty Clay Loam with sprinkles of Ida, McPaul-Kennebec, and Radford Silty Clay Loam. The CSRs range from 74 to 51. There is an acreage on this farm consisting of a large home, which has some possibilities, plus some outbuildings of little consequence or value.

This farm is located close to a strong grain market. This land would make an excellent addition and is just waiting to produce for you.

TERMS: Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and pay the balance on or before November 15, 2010. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership will be given on March 1, 2011. Any sewer costs or drainage costs involved with the home will be the responsibility of the new buyer. The current annual taxes are approximately \$3288. The sellers will pay all taxes up to December 31, 2010. This sale is subject to court approval. Descriptions and information are from sources deemed reliable, however, neither the Seller nor Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "as is", so inspect to the extent deemed necessary and rely upon your own judgment when bidding. Auctioneer/Broker is representing the Sellers' interest in this transaction. All announcements made the day of the sale by the auctioneer shall supersede any previous written terms.

See More Pictures On Our Web Site



If you would like more information on this farm or any others we have, or if you are considering selling some land, we have a nationwide network of investors and buyers looking for good land of all sizes. Contact Chuck Hardie Auction Services and we will be glad to help you.

The Estate of Mary Catherine Hamman

aka Catherine Hamman, OWNER

William Harold Hamman, EXECUTOR • Phone: 712-239-1127

Barry Thompson, Attorney for the Estate



Chuck Hardie Auction Services

www.chuckhardieauctions.com

712-378-3232
712-540-9990 (cell)

23 W. 2nd St. • Kingsley IA • Clerk: CHAS • Lunch Wagon On Site • Seth Steinhoff - Auctioneer