Approx. 160 A. of Unimproved Farmland
in Elkhorn Twp. Plymouth Co. Iowa

Public Auction

Saturday, Jan. 9, 2016 • 10:05 a.m.

Sale Site: Kingsley Community Center • Kingsley IA

Legal Description: The North 1/2 of the Northeast Quarter (NE 1/4) of Section 30 Township Ninety (90) North, Range Forty Four (44). West of the Fifth (5th) P.M. Plymouth County, Iowa Consisting of 80 Acres More or Less.

GENERAL DESCRIPTION: In the offering is a great producing farm in Plymouth County. The FSA shows a CSR of 70.1 . The soil types are predominantly 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 by an excellent community, strong grain terminal, on a hard surface road. If you want 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 & pay the balance on or before March 1, 2016. This property is sold without contingency of any kind, so please have financial arrangements secured prior to bidding. Ownership possession will begin upon final settlement. The current annual taxes are approximately $1,566.00. The sellers will pay all taxes up to date of possession on approximately March 1, 2016. Descriptions and information are from sources deemed reliable, however neither the seller, auctioneer, or lawyer 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. The auctioneer is representing the sellers interest in this transaction. This sale is subject only to the owners approval. All announcements made the day of the sale by the auctioneer shall supersede any previous written terms.

Wesley J. Keller Estate

Gary Keller & Eileen Kenyon - Executors

Neal B. Ehrich - ATTORNEY FOR SALE

Chuck Hardie Auction Services

www.chuckhardieauctions.com

Chuck Hardie • Seth Steinhoff - Auctioneers

712-378-3232
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124 Main Street • Kingsley IA • Clerk: CHAS • Lunch Wagon On Site • Not Responsible for Accidents