



**APPROXIMATELY 480 ACRES OF  
MOVILLE TOWNSHIP,  
WOODBURY COUNTY, IOWA**



**FARMLAND TO BE SOLD AS PARCELS**

# Public Land Auction

**Friday, Sept. 21, 2012 • 10:05 a.m.**

**SALE SITE: Moville Community Center (North of Fairgrounds), Moville, IA**



**AUCTIONEERS NOTE:** Here is an opportunity to purchase a smaller parcel or, if you desire, a much larger one. As you can see, these farms have been well maintained & just waiting for a new buyer. See more pictures on back of sale bill.

**More pictures on back of  
Sale Bill & on our Website**



**GENERAL DESCRIPTION:**

In the offering are 3 very good parcels of ground that have been well maintained and are in top-notch condition. All 3 parcels have cropland, terracing, and pastureland, which a grain farmer could easily convert to cropland in the future. Parcel #2 has the building site, which consists of a 5-bedroom, 2-story home. The main floor has a full bath, kitchen & dinette area, large living room, & bedroom. There are 4 bedrooms on the second floor. The basement is a full block basement. Central air & roof are 3 yrs. old, furnace is 5 years old, and water heater is new. There is going to be a new sewer and leach field area done prior to closing. The other outbuildings consist of a new 20,000 bu. grain bin with two 2-hp centrifical fans and track for stiration. There is also a machine shed/shop building with a near new roof and a smaller pig nursery. Some of the outer buildings consist of two large silos, loafing shed, plus more.

The CSR's on these 3 farms are very consistent. Parcel #1 is 50.4, Parcel #2 is 55.2, Parcel #3 is 49.6



**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 December 1, 2012. 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: Parcel #1 - \$3298.00; Parcel #2 - \$4340.00; Parcel #3 - \$3148.00. The sellers will pay all taxes up to date of possession on approximately December 1, 2012. The owner has the ground rented until March 1, 2013. The new owner acquires farming rights March 1, 2013.

Sale of three parcels will be sold as choice. After the 3 parcels are sold at choice, **WE WILL NOT PUT PARCELS TOGETHER AS ONE UNIT.** First buyer has the right to purchase any parcel, or any combination of parcels. If any parcels remain after first buyer, bidding will start over with remaining parcel(s) until all sold. Note: **NO PARCELS WILL BE PUT BACK TOGETHER.**

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. Owners have right to accept or reject all bids. All announcements made the day of the sale by the auctioneer shall supersede any previous written terms.



**LEGAL DESCRIPTION:**  
Specific legal descriptions of said parcels will be available on sale date with all survey information.  
**PARCEL #1:** The Northwest Quarter (NW¼) of Section Thirteen (13), Township Eighty-eight (88) North, Range Forty-five (45) West of the 5th PM, Woodbury County, Iowa consisting of 170.26 acres.  
**PARCEL #2:** The Northeast Quarter (NE¼) of Section Thirteen (13), Township Eighty-eight (88) North, range Forty-five (45) West of the 5th PM, Woodbury County, Iowa consisting of 150.18 acres.  
**PARCEL #3:** The Southeast Quarter (SE¼) of Section Thirteen (13), Township Eighty-eight (88) North, range Forty-five (45) West of the 5th PM, Woodbury County, Iowa consisting of 159 acres.



## MAXFO, LLC - OWNERS

**Reed Maxwell: 712-870-8761 • Stee Maxwell: 712-870-1206**

THOMPSON, PHIPPS, & THOMPSON, ATTORNEY FOR THE SELLERS • CHAD THOMPSON: 712-378-3611

## Chuck Hardie Auction Services

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Chuck Hardie • Seth Steinhoff - Auctioneers

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

23 W. 2nd St. • Kingsley IA • Not Responsible for Accidents

## Parcel #1



## Parcel #2



## Parcel #3

