



**APPROXIMATELY
120 UNIMPROVED ACRES
OF GARFIELD TOWNSHIP,
PLYMOUTH COUNTY FARMLAND**

Public Auction



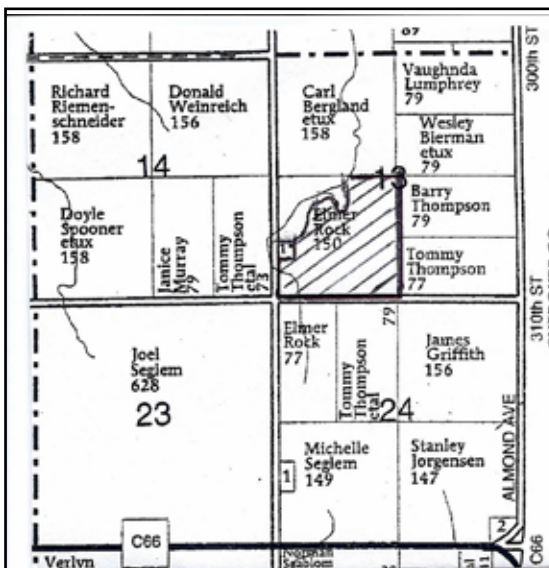
Friday, April 27, 2012 • 10:05 a.m.

SALE SITE: Kingsley Community Center • Kingsley, Iowa

TERMS: The current tenant has the option to lease for the 2012 year as notice of termination of lease was not given prior to Sept. 1, 2011. Purchases (s) will be expected to pay 10% of the purchase price on the date of the sale and pay the balance on or before June 1, 2012. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership will be given upon final settlement. The current annual taxes are approximately \$1988. The sellers will pay all taxes up to date of possession. 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. Auctioneer/Broker is representing the Seller's interest in this transaction. This sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previous written terms.

GENERAL DESCRIPTION:

The soil types are predominately Galva silty clay with sprinkles of Radford and Ida. The corn base is approximately 62 acres and the soybean base is approximately 48 acres. The total acres are subject to survey and total acres will be announced the date of sale. The farm is located in a great township and excellent farming practices are being done by all. If you're looking for a good area in a strong farming community, you need to look no further.



LEGAL DESCRIPTION:

Part of the E $\frac{1}{2}$ (East half) of the SW $\frac{1}{4}$ (Southwest Quarter), Section 13 (Thirteen), Township 90 (Ninety) North, Range 43 (Forty-three) West of the 5th PM, Plymouth County, State of Iowa.



ELMER M. ROCK ESTATE, Owner

Mary Peterson, Executrix • Phone 712-253-5685

WILLIAM E. STURGES, ATTORNEY FOR THE SELLERS

Chuck Hardie Auction Services

www.chuckhardieauctions.com

Chuck Hardie • Seth Steinhoff - Auctioneers

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

23 W. 2nd St. • Kingsley IA • Clerk: CHAS • Lunch Wagon On Site • Not Responsible for Accidents