



APPROXIMATELY
 110 IMPROVED ACRES OF
 RUTLAND TOWNSHIP,
 WOODBURY COUNTY FARMLAND



Public Auction



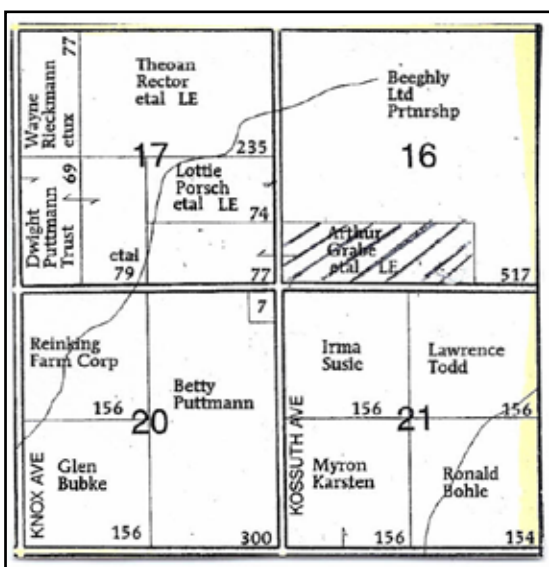
Saturday, March 10, 2012 • 10:05 a.m.

SALE SITE: Pierson Community Center, Pierson, 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 9/1/11. Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale & pay the balance on or before April 13, 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 \$3786. The sellers will pay all taxes up to date of possession on approximately April 13, 2012. 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.

GENERAL DESCRIPTION:

In the offering is an outstanding 110 acres of farmland in Rutland Township. The farmland shows 101 cropland acres. The corn base is 54.3 and soybean base is 42.7. The soil types are predominately Galva silty clay loam with sprinkles of Colo-Judson silty clay loam. the CSR's range from 68 to 53. the current tenant has the lease on the cropland, plus grain bins for the 2012 crop year.



LEGAL DESCRIPTION:

110 Acres, more or less, located in the South Half of the South Half (S½ S½) of Section Sixteen (16), Township Eight-nine (89) North, Range Forty-three (43) West of the 5th P.M., Woodbury County, Iowa.

This farm is located close to strong grain and livestock markets. This land would make an excellent addition to an existing farm, as this is one of the better producing farms in Rutland Township. If you are looking for great farmland, you need look no further.

In addition, there is a building site which consists of a machine shed, which is 40x88 with concrete floor; 2 - 7000 bu. grain bins - one with dryer; a 2000 bu. grain bin; and a large older barn.



Bradley S. Grabe, Mikel F. Grabe & & Jill A. Gollhofer

Owners - 712-253-6158

NEAL B. EHRICH, 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