



**APPROXIMATELY 155 ACRES OF
UNIMPROVED FARM LAND
IN HENRY TWP,
PLYMOUTH COUNTY, IOWA**



Public Auction



Friday, Feb. 10, 2012 • 10:05 a.m.

SALE SITE: Kingsley Community Center, Kingsley, Iowa

LOCATION OF PROPERTY:

From Kingsley, Iowa, travel North on Hwy #140 and go 5 miles, turn East on 270th St., and go 1½ miles on North side.

TERMS: Purchaser(s) will be expected to pay 10% of the purchase price on the date of the sale and sign a real estate contract agreeing to pay the balance within 30 days upon delivery of clear and merchantable title. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. The current annual taxes are approximately \$2914. 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. This sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previous written terms.

LEGAL DESCRIPTION:

The Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Ninety-one (91) North, Range Forty-three (43), West of the 5th P.M., EXCEPT for a 4.60 acre tract of land conveyed on January 10, 2002, Plymouth County, State of Iowa.

GENERAL DESCRIPTION:

In the offering is an opportunity to purchase some great Henry Township farmland. The soil types are predominately Galva Silty Clay Loam with sprinkles of Radford. The CSR shows majority in the 60s and some as high as 70. There is 152.1 tillable acres with a 76.1 corn base and 73.1 soybean base This farm is terraced and the farm practices are second to none. If you are needing good farm land in a great area, definitely look no further.



**JOYCE L. MATHERS ESTATE And R. Ronald Mathers,
Lynnette Lee Anstine, Lee Mathers, Owners**

NEAL B. EHRICH, ATTORNEY FOR THE FAMILY

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 • Clerk: CHAS • Lunch Wagon On Site • Not Responsible for Accidents