



HARRISON COUNTY IOWA LAND AUCTION

Wednesday, March 3rd - 10:00 A.M.

Farm is located 3 miles NE of Modale, IA at Hamlin Ave. between 235th St. and 250th St.
Held at Rand Center 100 N 4th St. Missouri Valley, IA

**65+/- Acres
Productive Iowa
Farmland!**

FARM INFORMATION:

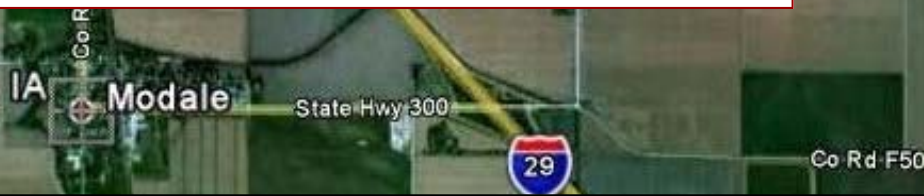
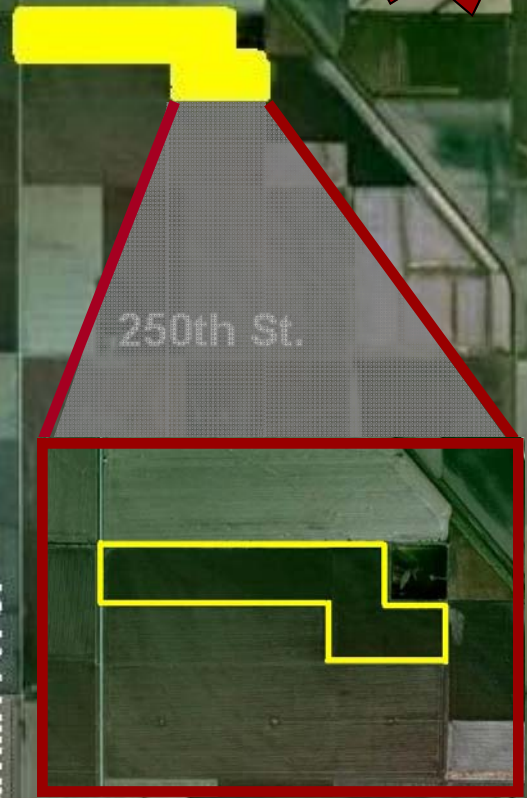
Good productive farmland selling as 1 Unit – 65.3+/- Cropland Acres. Corn Base – 26.9 Acres. Direct Corn Yield 102. Soybean Base - 38.4 Acres. Direct Soybean Yield 31. 2008 Real Estate Taxes \$920. The farm is located from the Modale IA exit off of I-29: 1 mile east then 2 ½ miles north on Hamlin Ave.

LEGAL DESCRIPTION:

Pt of N ½ N ½ of Section 15, 79N, R 44 W Harrison Co, IA. Exact legal to be determined by abstract.

TERMS & CONDITIONS:

An irrevocable 10% down payment is due on sale day with the balance due in full at closing on or before April 2, 2010, when marketable title, full possession & warranty deed will be given. Successful bidder(s) will enter into a purchase agreement immediately following the sale. Property will be sold subject to owner confirmation, zoning, leases, easements, right of way, reservations, and restrictions of record. 2009 taxes paid by Seller, 2010 and subsequent taxes paid by Buyer. Closing Agent fees to be split equally between buyer and seller. Seller will update the abstract at Seller's expense. **Land is under cash rent lease for 2010 farming season. The total rent for the term of the lease will be credited to the Buyer at closing. Sale is not contingent on financing.** Buyers are encouraged to inspect the property and verify all pertinent information. Property is being sold on a "AS IS, WHERE IS" basis without warranty or representation. Any fences, landscaping or tree lines are not warranted to be the boundary lines. Acreage information based on FSA records. Any survey buyer wishes to perform will be at their expense. Announcements made sale day will take precedence over any printed materials or prior verbal information. For more information contact **Eric Mueller or Jim Hain. P.J. Morgan Real Estate is agent of the Seller.**



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