

# PRIME FAYETTE COUNTY LAND AUCTION

Thursday, July 31, 2008 7:00 PM

## 75.24 Acres of Highly Productive Farmland

Auction Location: Maynard Community Hall, Maynard, IA. The community hall is located ½ block south of the Maynard Savings Bank

This is an opportunity to buy high quality Iowa farmland. The farmland is located 1 mile east of Maynard, IA on Hwy. 150 or in Section 13 of Harlan Township. The property consists of 75.24 assessable acres with 71 acres tillable. There is no farmstead being offered as the acreage has been sold. The average corn suitability rating for the tillable farmland is 75.3.

The property is legal described as: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 92 NORTH, RANGE 9 WEST OF THE FIFTH P.M. FAYETTE COUNTY, IOWA, (EXCEPT PARCEL "A" IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SURVEYED BY LYLE G. TEKIPPE AND RECORDED ON MAY 26<sup>TH</sup>, 1992 IN SURVEY BOOK 9, PAGES 336-337 AND EXCEPT THAT PART DEEDED TO THE STATE OF IOWA IN BOOK 137, PAGES 161-162 AND RECORDED ON MAY 10<sup>TH</sup>, 1969) AND SUBJECT TO EASEMENTS OF RECORD.

**Method of selling:** The property will be sold as a lump sum and not by the acre.

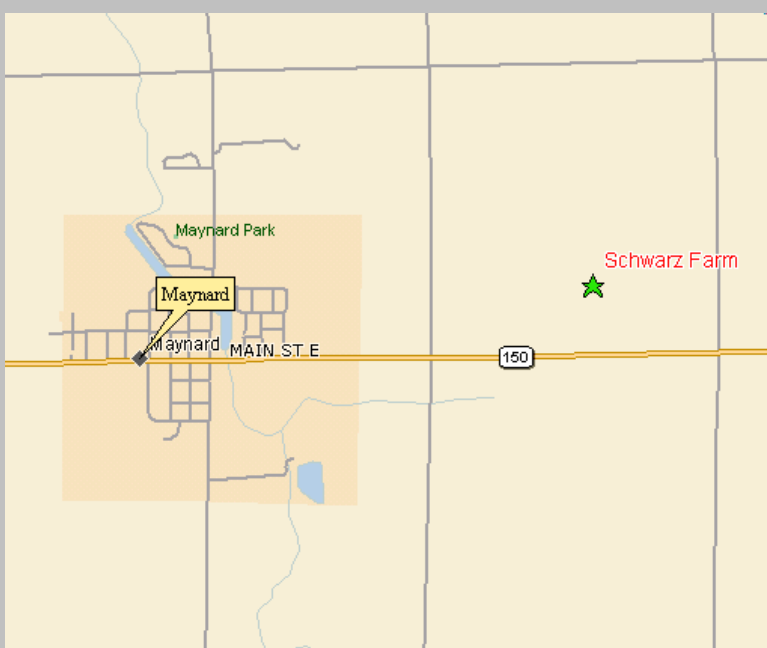
**Terms:** The property will be sold in one tract with the highest bidder required to pay \$20,000.00 as irrevocable earnest money to be held by Northeast Iowa Realty & Appraisal as sellers' agent and sign a uniform purchase agreement calling for the unpaid balance to be paid in full at the offices of Northeast Iowa Realty & Appraisal, in West Union, IA on delivery of merchantable abstract of title. Final sale is subject to confirmation of the sellers. The real estate taxes will be prorated to the date of possession. The current real estate taxes are \$1,566 per year. Possession of property will be given on or before November 1, 2008, and is subject to the existing farm lease for the 2008 crop year. The farm lease has been terminated for the 2009 crop year allowing full possession of the land for the buyers.

### FSA FARM INFORMATION:

FSA Farm Number: 875

Farmland: 80 acres Cropland: 71.1 acres Effective Cropland: 71.1 acres Corn Base: 70.7 acres  
Direct/CC Corn Yield: 126 bu/acre Soybean Base: 0.4 acres Direct/CC Soybean Yield: 40 bu/acre

Information provided herein was obtained from sources deemed reliable, but the seller and the auction firm make no guarantee as to their accuracy. All prospective bidders are urged to fully inspect the property and its condition. Any announcements made on the day of the auction will take precedence over written material. Northeast Iowa Auction Co. and Northeast Iowa Realty & Appraisal are representing the sellers.



**Allen & Evelyn Schwarz - Owners**

NORTHEAST IOWA AUCTION CO.  
DAVID AND SUE BURRACK  
7407 80TH STREET  
ARLINGTON, IA 50606 563)633-4562  
Contact David Burrack, Auctioneer  
for further information  
[www.farmauctionguide.com/northeast](http://www.farmauctionguide.com/northeast)

NORTHEAST IOWA REALTY &  
APPRAISAL, INC.  
115 SOUTH VINE STREET  
WEST UNION, IA 52175 563)422-3285  
Contact Jay Jensen, Broker-Closing Agent  
for further information  
[www.northeastiowafarmsforsale.com](http://www.northeastiowafarmsforsale.com)