

Warren County Land Auction



Description: Warren County Land Action to be held at the Warren County Legion Hall at 10a.m. on November 14th. This 118.19 Acres m/l farm offers income and recreation with long term future development potential. 42.5 Acres m/l tillable carrying a weighted average CSR of 47.4, pasture & hay producing acres and plenty of hunting opportunity all within a mile of the Indianola City limits. Included in the sale is a 1 ½ story 4 bedroom, one bath home built in 1920. The homestead includes a two car detached garage several older outbuildings. Located just north of the National Balloon Classic Field, this farm would make a great addition to a current operation or long term investment.

Farm Program Information:

NA

Farm Lease: Farm is leased through February 28, 2014.

Taxes: \$2,950 annually

Zoning: Agriculture

Directions: From Indianola, Take Highway 92 east to 150th Ave. Go north on 150th passed the Balloon fields to Jersey St. The property is on the east side of 150th Ave.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company trust account.

Contract & Title: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest payment. Sale is not contingent upon buyer financing.

Closing & Possession: Closing and possession will occur on or about December 14, 2014 subject to tenant's rights. The balance of purchase price will be payable at closing in cash or guaranteed check.

This sale is subject to all easements, covenants, leases and restrictions of record.

All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller. All announcements made day of sale take precedent over previously provided information.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

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King Family
118.19 Acres M/L
Thursday, November 14, 2013
10:00 AM
Warren County Legion Hall
Indianola, IA 50125



www.Linkedin.com/company/Peoples-Company
www.Facebook.com/PeoplesCompany
www.Twitter.com/PeoplesCompany
www.YouTube.com/PeoplesCo
Blog: www.PeoplesCompany.com/Blog

Additional information can be found on our website: **LISTING # 11485**



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