

Warren County Land Auction



Description: 100 Acres M/L with house in Warren County to be offered in 2 separate tracts.

Tract 1: Beautiful 3 bedroom Ranch home situated on 74 acres m/l to be sold at auction on October 11th at 10 am on site. This 1400 square foot home, built in 1968 offers breath taking views and a great location just south of Lacona on pavement. The land offers income and recreation, with 32 tillable acres carrying a CSR of 53.3 and a nice stocked pond. Portable Cattle building and machinery is not included in this sale and will be sold separately. Appliances stay. Open houses will be held on Sunday September 22nd, 29th, and October 6th from noon to 3pm. Final Acres are subject to survey. Base acres are to be determined by FSA upon completion of split.

Tract 2: 26 acres of productive farm ground to be sold at auction on October 11th 10am on site. 25 acres m/l tillable carries a weighted average CSR of 53.5. Final acres are subject to survey. Base acres are to be determined by FSA upon completion of split.

Estimated Net Taxes:
TBD

Farm Program Info:

Tract 1: 74 Total Acres, 32 Total Cropland, CSR 53.3

Tract 2: 26 Total Acres, 25.5 Total Cropland, CSR 53.5

Legal Description: The W1/2 SW1/4 of Section 27, T-74N, R-22W of the 5th PM and the N1/2 NW1/4 NW1/4 Section 34, T-74N, R-22W of the 5th pm all in Warren County, Iowa. Exact legal to be taken from the abstract.

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 and 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 & possession is on or about November 11, 2013. 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.

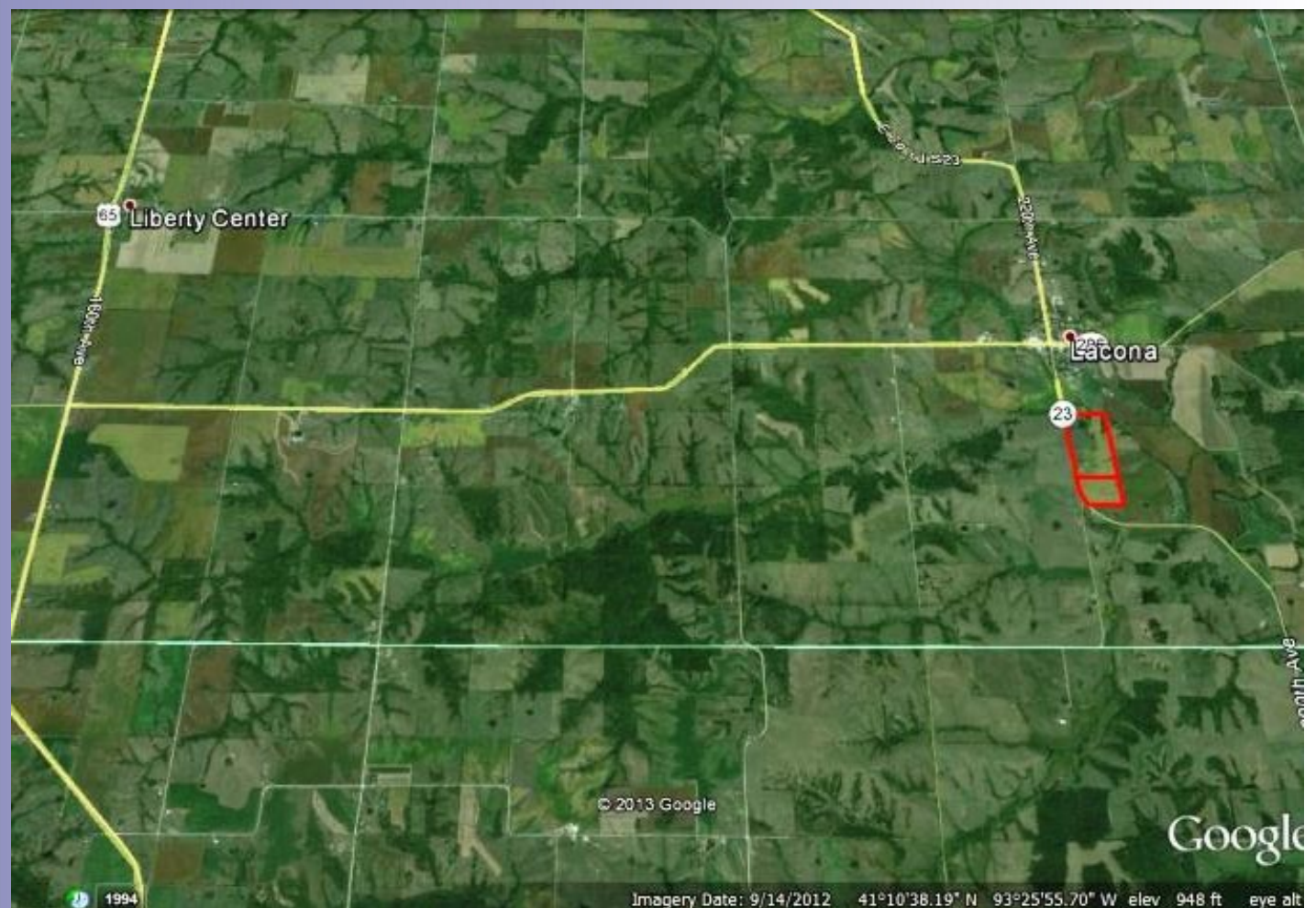
Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Daran Becker
P: 515.961.0247
C: 515.979.3498
Daran@PeoplesCompany.com

Steve Bruere
P: 515.222.1347
C: 515.240.7500
Steve@PeoplesCompany.com

Auctioneer: Jim Curran

Wilfred & Pauline Ripperger
100 Acres M/L
Friday, October 11, 2013
10:00 AM
23901 S23 Hwy (On-Site)
Lacona, IA 50139



Additional information can be found on our website: **Listing #11413**

© 2013 Peoples Company We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.