

Mahaska County Land Auction



Description: 76.5 acres m/l located in Mahaska County to be sold at auction on April 25th at 2 pm at the Bussey Community Center. This farm offers great hunting opportunity and an appealing CRP contract. 42.1 acres in CRP paying \$127.33 per acre expiring in 2017. CRP acres offer quality soils with a weighted average CSR of 60. The balance of the farm is hardwood timber loaded with deer and turkey.

Farm Program Information:
76.48 total acres with 51.1 total cropland.
42.1 CRP contract acres with an annual rate of \$127.33 per acre until 9/30/2017.

Taxes: \$1,182 annually

Zoning: Agriculture

Directions: From Bussey Iowa, Take Hwy G71 east to Dover Ave. Take Dover north to 305th St. Go east on 305th 1/4 mile. The Property on the north side of 305th

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 May 25, 2013 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.

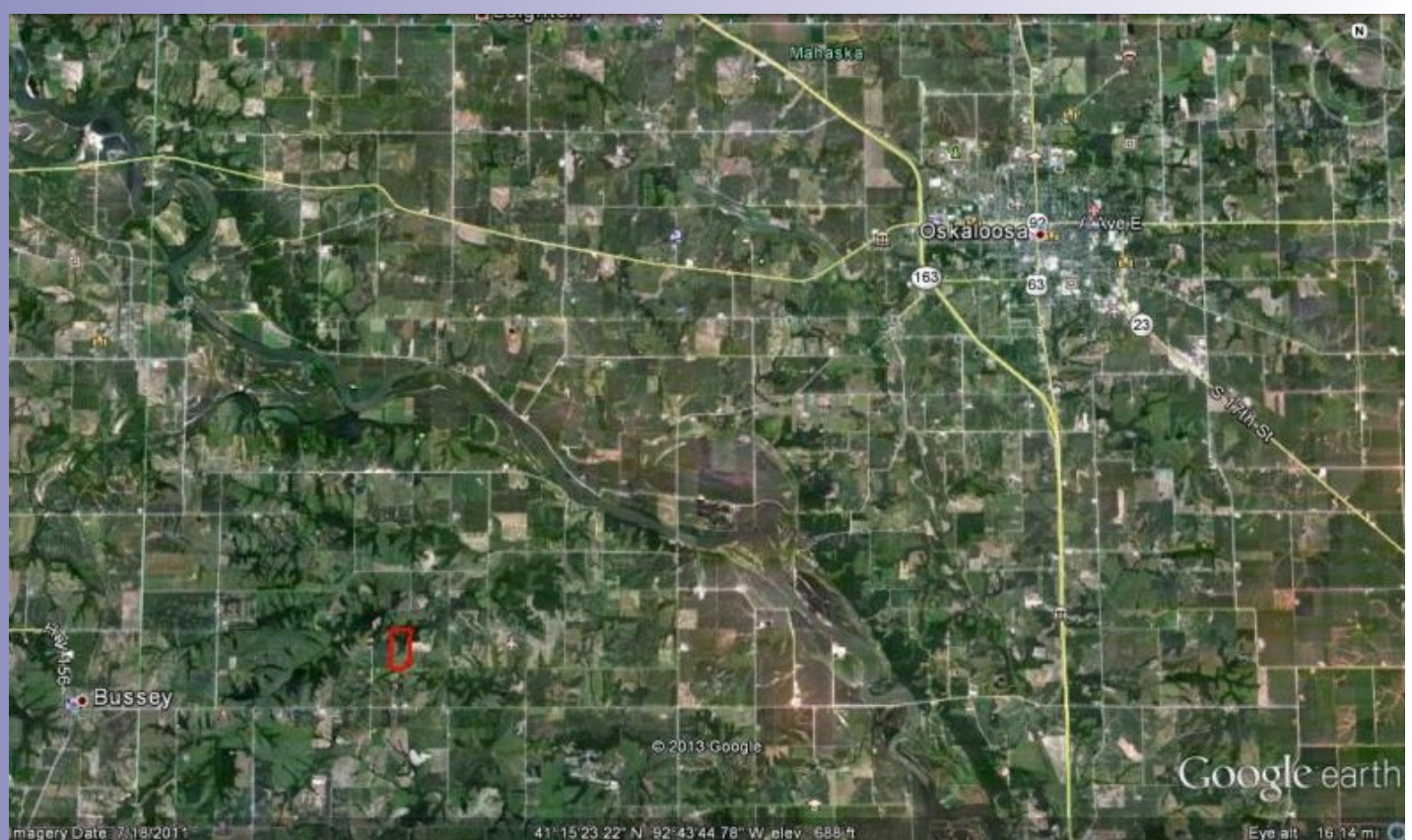
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Blog: www.PeoplesCompany.com/Blog



Mark Dunkin
76.48 Acres M/L
Thursday, April 25, 2012
2:00 PM
Bussey Community Center
Bussey, IA



Additional information can be found on our website: **LISTING # 11070**

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