

Wayne County Land Auction



Description: 180 acres located in Wayne County to be sold at auction on March 26th 10 am at the Corydon Event Center. 158.8 acres are currently leased for the 2013 season for \$320 per acre. The buyer of the farm has the option to cancel this contract with no cost. FSA tillable acres carry a CSR of 44.6. Non tillable acres include grass waterways, timbered draws and two small ponds.

Farm Program Information:
TBD

The farm is leased through December 31, 2015

Taxes: \$1,738 annually

Zoning: Agriculture

Directions: From Corydon, Take Hwy 2 west to state Hwy 40. Take State Hwy 40 south to Allerton. From Allerton, take J46 west 3 miles to 80th. 80th north to Jubilee. Take Jubilee west 1 mile. The farm is on the south side of Jubilee just past 70th.

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 April 27, 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.

Adam Curran

P: 515.961.0247

C: 641.203.2931

Adam@PeoplesCompany.com

Auctioneer: Jim Curran

Lindner Grain Farms, LLC.

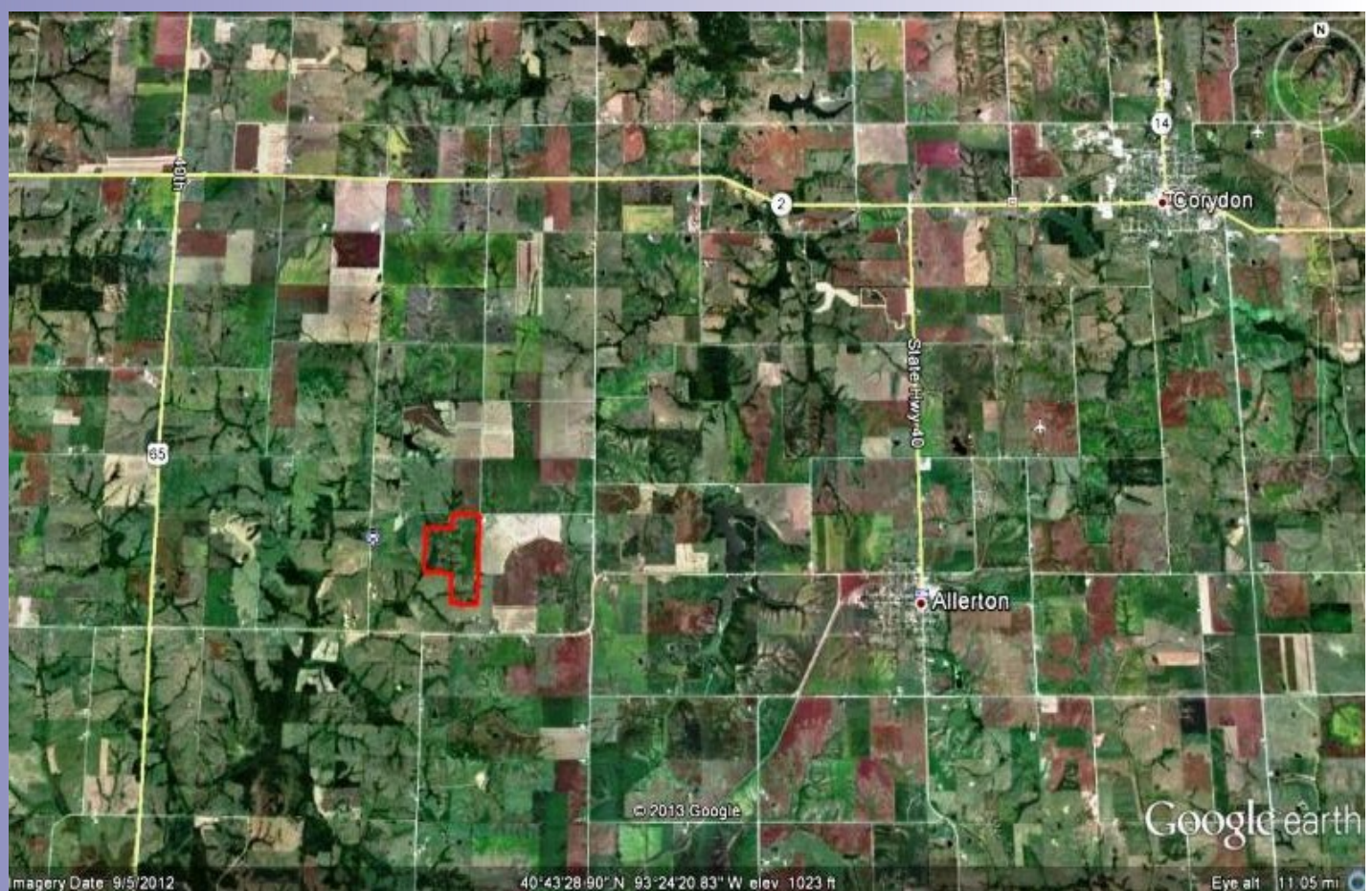
180 Acres M/L

Tuesday, March 26, 2013

10:00 AM

Corydon Event Center

Corydon, IA



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 # 11024**

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