

Warren County Land Auction



Description: Warren County Farm land for sale at auction. 54.2 m/l Acres located in Liberty Township, Section 20 with 53 tillable acres and a tillable CSR of 55.2. The farm has 2.3 Acres enrolled in CRP with a payment of \$141.80 contract ending in 2015. The auction is to be held at the Indianola Legion Hall on November 22nd at 10 AM.

Farm Program Information:
54.2 Total acres with 53 acres of cropland.

Taxes: \$828.00 annually

Zoning: Agriculture

Directions: From Indianola take Hwy 69 south to Co Road G76. Take G76 East 3 miles to Utah St. The property is just past 138th Ave on the North side of Utah St.

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 22, 2012, 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.

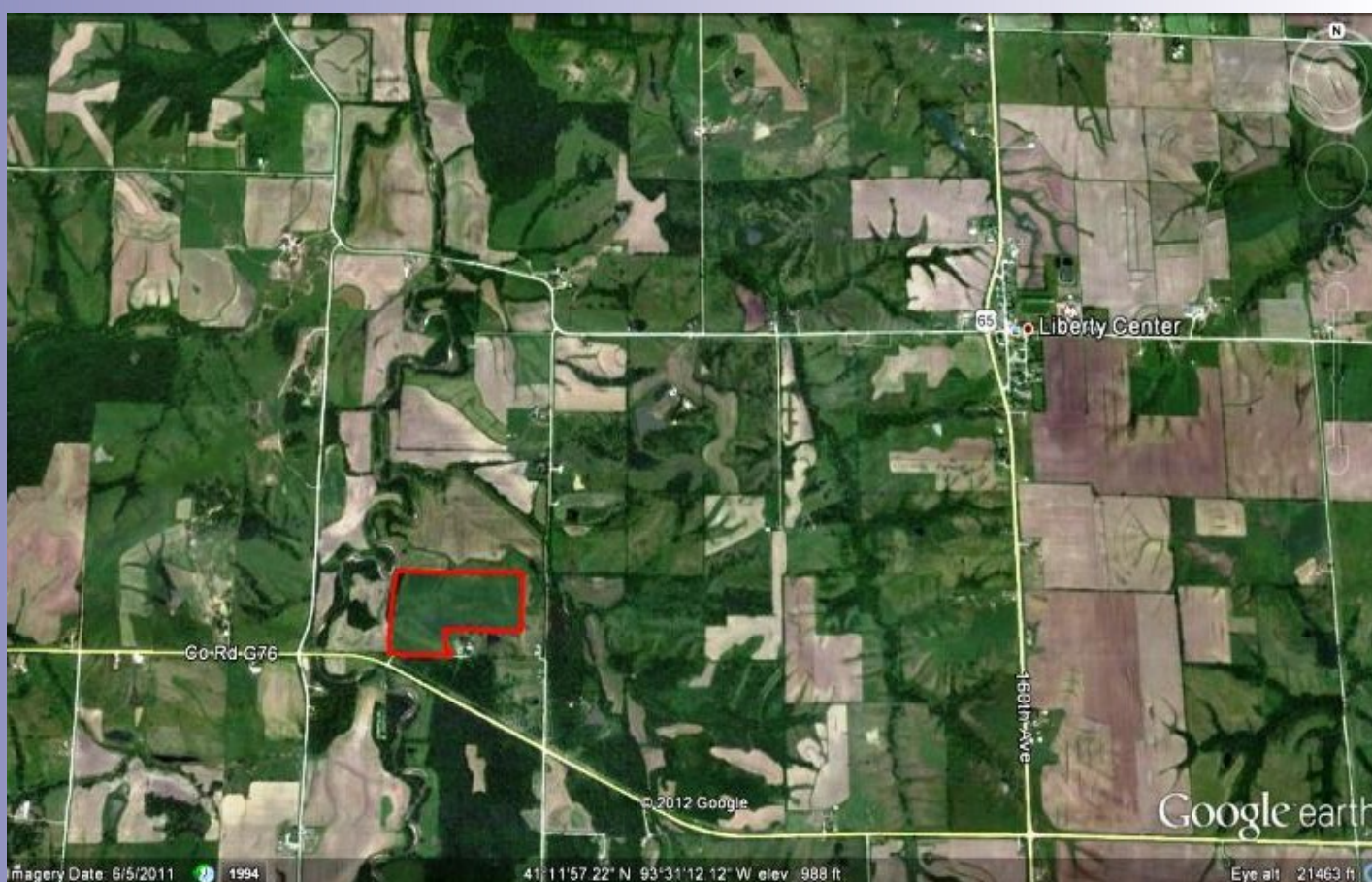
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Blog: www.PeoplesCompany.com/Blog



Brian Bailey
54.2 Acres M/L
Thursday, November 22, 2012
10:00 AM
Indianola Legion Hall
105 W 1st Ave.
Indianola, IA 50125



Additional information can be found on our website: **LISTING # 10771**

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