

Wayne County Land Auction



Description: The farm is 113 m/l acres with 105 FSA tillable acres. Farm is located southwest of Corydon, Iowa on the south side of Liberty Road. Tract has been well maintained and is relatively flat. Currently the farm consists of 105 acres in a corn and soybean rotation with the balance of the farm in clean grass waterways. Weighted Average CSR is 51 on the tillable acres. This farm has a good production history with Direct and CC yield of 95 corn and 28 soybean respectively.

Directions: From Corydon IA, take Hwy 2 west to County Road S16, Take County Road S16 South to Liberty RD, Take Liberty RD west ¼ of a mile. Property is located on south side of Liberty RD.

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 be on or before November 1st, 2012. The balance of the purchase price will be payable at closing in the form of 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.

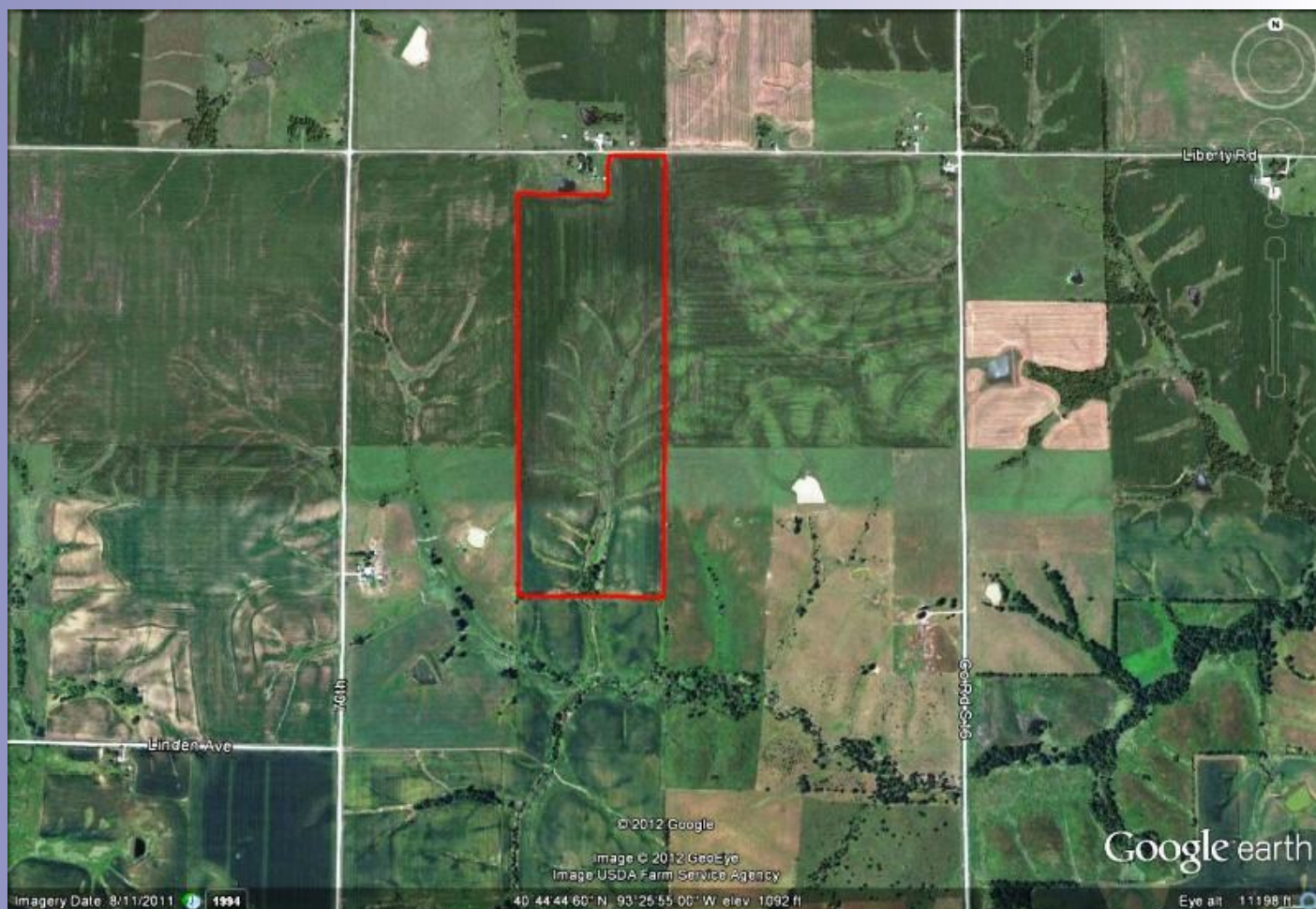
Seller reserves the right to accept or reject any and all bids.

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
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Auctioneer: Jim Curran

113 Acres M/L
Monday, October 1, 2012
10:00 AM
Corydon Events Center
Corydon, IA



Additional information can be found on our website: **LISTING # 10691**

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