



IOWA
Is This Heaven

Randy Pryor

REAL ESTATE
& AUCTION CO.
Woodbine, IA

195 ACRE

HARRISON COUNTY FARMLAND ALLEN TWP, SEC. 11

AUCTION

High Quality
ALLEN TWP.
Land

Thurs., Sept. 12, 2013 • 10 AM

SALE LOCATION: Shadow Valley Golf Club, 1930 Par Lane, Woodbine, IA

195 ACRE ROLLING IOWA HILL FARM

AUCTIONEERS NOTE - This is a highly productive rolling hill farm in a great location near major roads.

FSA INFORMATION:

Farm # 5045; **Tract #**63

Cropland: 175.70 acres

Corn Base: 144.30; Yield 96

Soybean Base: 31.40; Yield 34

Soil types: Predominately Monona, Ida, Napier

Legal: Part of Sec. 11, Twp 81N - R43 W, 5th PM, Harrison Co., IA. See abstract for exact legal description.

Harrison Co. Beacon Parcel Numbers:

- 070001221000000 • 070001221100000
- 070001221200000 • 070001221500000
- 070001221600000

Taxable Acres: 190.40

Net Yearly Taxes: \$3,726

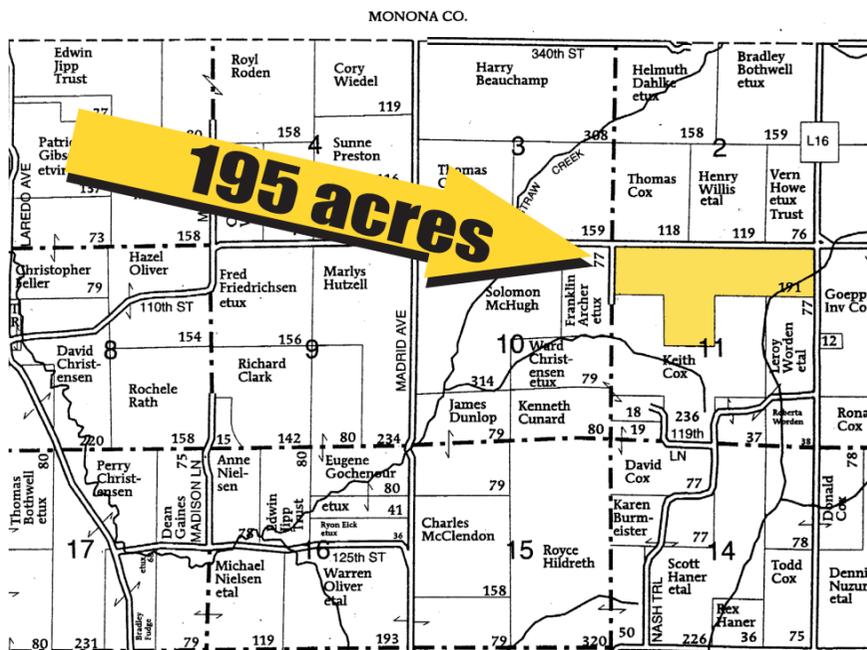
Sale Method: 195 acres x bid price to determine total cash sales price.

Terms: 10% down on the day of the auction with signing of a purchase agreement with Randy Pryor Real Estate. Closing on or before Dec. 16, 2013.

Possession: Full ownership and possession upon closing subject to existing cash rent lease now effect for 2013 - 2014 crop years. Please contact our office for details and copy of that existing lease which will be assigned to the new buyers at closing.

Taxes: Pro-rated thru Dec. 31, 2013 at closing

Abstract: An updated abstract will be provided by the seller.



AGENCY DISCLOSURE: Randy Pryor Real Estate & Auction Co., co-broker & auctioneer, Woodbine, and co-broker & auctioneer, Midwest Land Management & Real Estate, Inc., Spencer, represents the seller only in this transaction.

DISCLAIMER: All information gathered from reliable sources and deemed correct but not guaranteed. All announcements made on the day of the auction will take precedence over printed material. We have done our best to inform the buyers of the facts presented. Please feel free to inspect and walk the property to determine your boundary fences and or other material facts pertaining to the land. All bidding increments will be at the full discretion and direction of the auctioneer. Seller reserves the right to reject any and all bids. Properties to be sold AS IS WHERE IS, WITH NO WARRANTIES OR GUARANTEES IMPLIED OR EXPRESSED. Please have your financing arranged prior to sale day as this will be a cash sale.

BLOCK TRUST & ELLINGSWORTH REVOCABLE TRUST, OWNERS

CO-BROKERED BY:

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Spencer, IA • auctioneers Ben Hollesen (712) 253-5779 & Clint Jones, (712) 363-3522 • www.midwestlandmanagement.com



428 Walker St.
Woodbine, IA 51579
Cell 712-644-7610
Office 712-647-2741

Find us on Facebook

www.randypryorauktioneer.com