

LAND AUCTION

Live Online Bidding Available



394 +/- ACRES • TAMA COUNTY, IOWA

Friday, November 18, 2016 • 10:30 a.m.

Tama Toledo Country Club • 806 W. 13th Street, Tama, IA

LOCATION OF LAND: South of Tama, IA on 335th Street



Tract 1: 201 Acres +/-, Tama County

Tract 1 Legal Description: Parcel E in the S1/2 of the NW1/4, the SW 1/4, the SW1/4NE1/4 and the W1/2 of the SE1/4 of Section 35, Township 83 North Range 15 West of the 5th PM and in the SE1/4SE1/4 of Section 34, Township 83 North Range 15 West of the 5th PM and in the NW1/4 of Section 2, Township 82 North Range 15 West of the 5th PM as shown in Plat of Survey recorded n Book 862 at Page 143 of the records of the Tama County Recorder

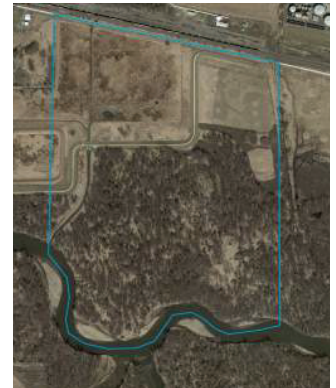
Except the portion of Parcel E lying within the SW1/4NE1/4, the NW1/4SE1/4 and the SW1/4SE1/4 all in

Section 35, Township 83 North Range 15 West of the 5th PM

AND further except Parcel G in the SW1/4 SW1/4 of Section 35, Township 83 North Range 15 West of the 5th PM, Tama County IA and the NW1/4 NW1/4 of Section 2, Township 82 North Range 15 West of the 5th PM as shown in Plat of Survey recorded in Book 945 at Page 306 of the records of the Tama County Recorder Exact Legal to be taken from Abstract

Property Information: This is a great all around Hunting and Recreation property. Deer, Turkey and Fishing! Much of the property is under a WRP Easement.

There are 5 acres in the timber that is not in WRP. The land to the North of the berm is not in the WRP program or in the floodplain. Both mounted Bucks shown in the picture section were killed on this tract. Several hundred hardwood trees have been planted by the current owner, as well as several acres of food plots established and maintained yearly. The entire parcel is located in the City limits of Tama. The property will sell ready to hunt and complete with ladder stands. The farm has had very little hunting pressure and the owner has very strict management standards.



Tract 2: 88 Acres +/-, Tama County

Tract 2 Legal Description: All of Parcel E lying within the SW1/4NE1/4, the NW1/4SE1/4 and the SW1/4SE1/4 all in Section 35, Township 83 North Range 15 West of the 5th PM, Tama County IA as shown in Plat of Survey recorded n Book 862 at Page 143 of the records of the Tama County Recorder

Exact Legal to be taken from Abstract

Property Information: This is a great all around Hunting and Recreation property. Deer, Turkey and Fishing! The entire property is under a WRP Easement. Several hundred hardwood trees have been planted by the current owner, as well

as several acres of food plots established and maintained yearly. The entire tract is located outside the City limits of Tama. The property will sell ready to hunt and complete with ladder stands. The farm has had very little hunting pressure and the owner has very strict management standards.



Tract 3: 105 Acres +/-, Tama County

Tract 3 Legal Description: Parcel B in the S1/2SE1/4 and the SW1/4SE1/4 Section 35, Township 83 North Range 15 West of the 5th PM as shown in Plat of Survey recorded n Book 862 at Page 139 of the records of the Tama County Recorder AND

Parcel D in the SE1/4 SE1/4 of Section 34 and in the SW1/4SW1/4 of Section 35, all in Township 83 North, Range 15 West of the 5th PM, Tama County IA and in the NW1/4NE1/4 of Section 2 and in the NE1/4NE1/4 of Section 3 all in

Section 2, Township 82 North Range 15 West of the 5th PM as shown in Plat of Survey recorded n Book 862 at Page 142 of the records of the Tama County Recorder AND

Parcel G in the SW1/4 SW1/4 of Sec5on 35, Township 83 North Range 15 West of the 5th PM, Tama County IA and the NW1/4 NW1/4 of Sec5on 2, Township 82 North Range 15 West of the 5th PM as shown in Plat of Survey recorded in Book 945 at Page 306 of the records of the Tama County Recorder Exact Legal to be taken from Abstract

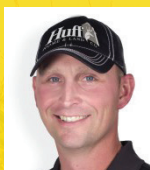
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Please See Reverse Side For More Information



Damon Adams
Auctioneer
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Jake Huff
Broker/Owner
319-415-6226
HuffLandCompany.com





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METHOD OF SALE:

- The three (3) tracts will be offered through the marketing method of “Buyer’s Choice”. Whereas the high bidder can elect a tract or tracts of their choice. If the high bidder does not elect all 3 tracts, the remaining tracts will be sold. The tracts will NOT be offered in their entirety at the conclusion of the auction.
- All bids are open until the Auctioneer announces the property is sold or that bidding has closed.
- Bid increments are at the sole discretion of the Auctioneer.

CONDITIONS:

Final sale is subject to approval or rejection by the seller. This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on a “As-is-Where-is” basis with no warranties or guarantees, whether expressed or implied. Information provided herein was obtained from sources deemed reliable, but not guaranteed as to its accuracy. All lines drawn on maps, photographs, etc. are approximate. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but not guaranteed.

CONTRACT & TITLE:

Immediately upon conclusion of the auction and subject to seller approval, the high bidder(s) will enter into a real estate contract and deposit required earnest payment with Huff Land Company. The seller will provide current abstracts at seller’s expense.

TERMS & POSSESSION:

10% down payment required the day of the sale. All funds will be held in the Broker’s trust account. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 30, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Taxes will be prorated to the closing date. After entering into a real estate contract and the deposit of required earnest payment buyer may hunt on the tract(s) purchased prior to closing.

ACCESS PRIOR TO AUCTION:

Viewing by appointment only. Call agent Jake Huff at 319-415-6226.

AGENCY:

Huff Land Company, LLC and their representatives are agents of the seller. Iowa Land Auctioneers, Inc. and its representatives are the auctioneers. Winning bidder(s) acknowledges that they are representing themselves in completing the transaction.

BIDDER REGISTRATION:

All prospective bidders must register and receive a bidder’s number. Onsite bidders will register onsite on auction day. The auction will be broadcast live via the internet and available to online bidders. Online bidders must register prior to 9:00am (CST) the day of the auction by visiting IowaLandAuctioneers.com. There is no charge to register or bid online, however, any purchase made online will be subject to an administration fee equal to 0.25% of the purchase price, due on auction day.



JAKE HUFF, BROKER/OWNER
HUFF LAND COMPANY
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