

LAND AUCTION

Live Online Bidding Available

33 +/- Acres • Butler County, IA

Thursday, September 15th 2016 • 10:30 a.m.

Youth For Christ Center • 420 4th Street SE • Hampton, Iowa

LOCATION OF LAND: 11114 160th Street • Aredale, Iowa



side of the centerline of the main track (now removed) of the Iowa, Minnesota and North Western Railway Company (Now the Chicago and North Western Transportation Company), as said main track centerline was originally located and established over and across said Sec. 5; and

A strip of land 25 feet in width lying Easterly of and adjoining the above described 100 foot wide strip of land in the Northwest Quarter (NW¼) of Sec. 5, said strip of land being bounded on the North by the center line of Otter Creek and on the South by a line drawn at right angles to said original main track centerline at a point thereon distant 1,862.15 feet Southerly from the intersection thereof with the North line of said Sec. 5; and

A strip of land 25 feet in width lying Westerly of and adjoining the above described 100 foot wide strip of land in the Northwest Quarter (NW¼) of Sec. 5, said strip of land being bounded on the North by the centerline of Otter Creek and on the South by a line drawn at right angles to said original main track centerline at a point thereon distant 1,862.15 feet Southerly from the intersection thereof with the North line of said Sec. 5, from Root of Title. (Excluding app. 3 acres M/L in the NW corner of property consisting of single family dwelling and outbuildings to be determined by survey.)

OWNER:

Mrs. Veldene E. Titus

LEGAL:

North Eighty-nine and Eighty-nine One Hundredths (N. 89.89) acres of the Northwest Quarter (NW¼) of Section Five (5), Township Ninety-two (92) North, Range Eighteen (18) West of the Fifth P.M. except that portion thereof lying East of the Chicago, Northwestern Railroad right-of-way from Feb. 23, 1988; and

A strip of land One Hundred feet (100 ft.) in width extending over and across the Northwest Quarter (NW¼) of Section Five (5), Township Ninety-two (92) North, Range Eighteen (18) West of the Fifth P.M., said strip being Fifty (50) feet in width on each

Gross Acres	33 +/-
Taxable Acres	33 +/-
Tillable Acres	21 +/-
Average CSR	76 +/-
Corn Yield	150 +/-
Soybean Yield	43 +/-
Est. Taxes	\$858 +/-

Please See Reverse Side For More Information



Damon Adams
Auctioneer

641-648-3952

www.IowaLandAuctioneers.com



Kathy Plendl, Broker
Licensed in Iowa

2 First Street NW • Hampton, IA 50441

641-456-4707 • Kathy@AbbottRealty.us





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AUCTION METHOD:

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. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

MINERALS:

All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

REGISTRATION:

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day.

The auction may be broadcast live via the internet and available to online bidders. Online bidders must register prior to 9:00 am (CST) the day of the auction, by visiting www.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.

TERMS & POSSESSION:

A 15% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing. Closing, possession and final settlement will occur on or before October 30, 2016 requiring full settlement of the purchase via certified check or bank wire transfer.

Buyers must honor current lease until Fall 2017. Crops currently in the ground are the tenants' and are not included in the purchase.

REAL ESTATE TAXES:

Taxes will be prorated to the buyer on the date of closing.

CONTRACT & TITLE:

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract and sign all required state disclosures. The Seller will provide current abstract at Seller's expense.

SURVEY:

At the Seller's option, the Seller may provide a new survey when there is not an existing legal or where new boundaries are created. The Seller and Buyer will each pay 50% of the survey cost.

SELLER:

Veldene E. Titus

BROKER/AGENCY:

Abbott Realty, Inc. and its representatives are agents of the Seller.

AUCTIONEER:

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.



KATHY PLENDL, BROKER • ABBOTT REALTY, INC

641-456-4707 • 641-430-3821 CELL

WWW.HAMPTONIAWAREALESTATE.COM