

LAND AUCTION

Live Online Bidding Available

5 +/- Acres • Hardin County, IA

Wednesday Nov. 16, 2016 • 10:30 a.m.

Moose Lodge • 11350 Hwy 65 • Iowa Falls, IA

Location of Land: East of Crescent Drive, South of Damon Adams Moving & Storage, Iowa Falls, IA (inside city limits)



LEGAL:

County Auditor's Parcel Letter 'P'
Located in the Fractional Southwest Quarter (FrSW1/4) of Section Seven (7), Township Eighty-nine (89) North, Range Twenty (20) West of the 5th P.M., being within the City of Iowa Falls, Hardin County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of Lot 33 of Brekkes' Addition to the City of Iowa Falls (said point also being the Southwest Corner of a second existing tract (being the subject of the Judgment on Quiet Title No. EQCV78-567-1198) and also a point on the westerly line of

Parcel G (as surveyed in County Recorder's Yr. 1989 NO. 2107)); thence South 89°13'22" East, 57.22 feet along the south line of said second existing tract to the Southeast Corner thereof (said point also being the point of beginning); thence South 89°03'29" East, 256.85 feet to a point on an easterly line of said Parcel G; thence North 28°10'34" West, 1030.08 feet along said easterly line; thence North 89°59'32" West, 257.32 feet to a point on the easterly line of said second existing tract; thence South 28°18'40" East, 1026.62 feet along said easterly line to the point of beginning, containing 5.32 acres total. Subject to easements

Note: For the purposes of this survey, the west line of said Fractional Southwest Quarter was determined to bear South 00°24'16" West using GPS.

County Auditor's Parcel Letter 'Q'
Located in the Fractional Southwest Quarter (FrSW1/4) of Section Seven (7), Township Eighty-nine (89) North, Range Twenty (20) West of the 5th P.M., being within the City of Iowa Falls, Hardin County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Lot 33 of Brekkes' Addition to the City

of Iowa Falls (said point also being the Southwest Corner of a second existing tract (being the subject of the Judgment on Quiet Title No. EQCV78-567-1198) and also a point on the westerly line of Parcel G (as surveyed in County Recorder's Yr. 1989 NO. 2107)); thence South 28°10'40" East, 171.40 feet along the easterly line of Brekke's Addition (and said westerly line); thence South 89°03'29" East, 314.16 feet to a point on an easterly line of said Parcel G; thence North 28°10'34" West, 171.59 feet along said easterly line; thence North 89°03'29" West, 256.85 feet to the Southeast Corner of said second existing tract; thence North 89°13'22" West, 57.22 feet along the south line of said second existing tract to the point of beginning, containing 1.05 acres total. Subject to easements

Note: For the purposes of this survey, the west line of said Fractional Southwest Quarter was determined to bear South 00°24'16" West using GPS.

OWNER:

Adams & Adams Auctioneers, LLC

Gross Acres	5 +/-
Est. Taxes	\$592 +/-

Please See Reverse Side For More Information



Damon Adams
Auctioneer
641-648-3952

www.IowaLandAuctioneers.com



Mike Nissly
Broker

641-648-4285

MN@NisslyAndNissly.com
www.NisslyAndNissly.com



NISSLY AND NISSLY



Damon Adams
Auctioneer
641-648-3952
www.IowaLandAuctioneers.com



NISSLY AND NISSLY

Mike Nissly, Broker
641-648-4285
MN @ NisslyAndNissly.com
www.NisslyAndNissly.com

5 +/- Acres • Hardin County, IA | Wednesday Nov. 16, 2016 • 10:30 a.m. • Moose Lodge • 11350 Hwy 65 • Iowa Falls, IA

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 January 1, 2017 requiring full settlement of the purchase via certified check or bank wire transfer.

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. Conveyance of title will be by Quit Claim Deed.

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:

Adams & Adams Auctioneers, LLC

BROKER/AGENCY:

Nissly & Nissly and its representatives are agents of the Seller.

AUCTIONEER:

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



MIKE NISSLY, BROKER • NISSLY & NISSLY
641-648-4285 • MN@NISSLYANDNISSLY.COM
WWW.NISSLYANDNISSLY.COM.COM