

EMMET COUNTY LAND

AUCTION

TUESDAY, AUGUST 4th, 2015

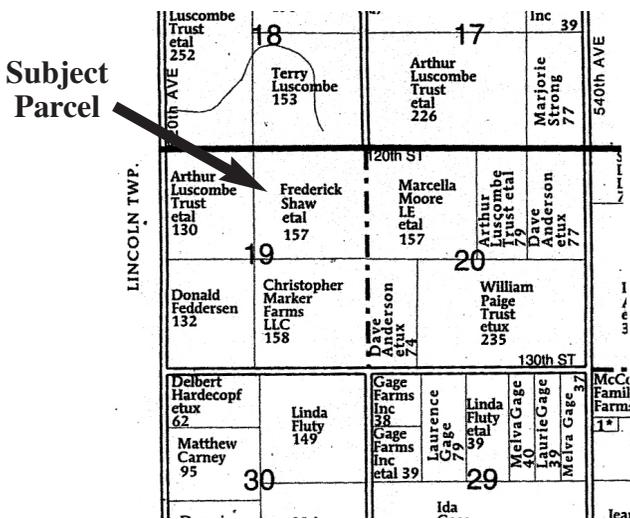
Sale Starts 10:00 A.M.

Sale Located: Armstrong Community Center, 519 6th Street (Main Street) Armstrong, IA

SELLING 160 ACRES

(More or less)

Farm Located: From Armstrong Ia. 5 miles north on County Rd P-12 to County Rd A-17, then West 3 ½ miles to Farm Location south side of road.



TERMS

10% nonrefundable down payment day of the sale with balance due on or before November 18th, 2015. Buyers will sign a real estate contract at conclusion of the auction that will contain the purchase terms. Sellers & Tenant to keep any rents or crops for the 2015 crop year. Lease has been terminated, with buyer having full rights to farm in the 2016 crop year.

The Property is being sold in "As Is" condition. Final sale is subject to the seller's approval or rejection. All prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff represents the sellers for this transaction. Any announcements made sale day take precedence over written material.

LEGAL DESCRIPTION

Northeast Quarter Section (NE ¼) of Section 19, Iowa Lakes Township, Emmet County Ia.

F.S.A. INFORMATION

Total Acres:	160 Acres
Tillable Acres	159.3 Acres
Corn Base	79.4 Acres
Direct & CC Yield	142 Bus.
Soybean Base	79.3
Direct & CC Yield	30 Bus.
CSR Rating	81.7
Property Tax	\$3634.00 per year

TAXES

Taxes are \$3,634.00 per year. Sellers will pay property taxes due September 2015, March & September 2016 to bring the taxes up to date to January 1, 2016. Buyer will assume all taxes beyond January 1, 2016.

AUCTION NOTE

The Auction staff is pleased to be handling the Fred L. Shaw & Alice Harmon auction. This is an excellent farm with a 81.7 CSR rating that carries very good soils and excellent production history. Call Auction Staff for more information or full farm packets, see you sale day.

HOWELL Real Estate & Auction

220 Central Avenue - Estherville, IA 51334

Larry Howell
712-260-9693

Mark Howell
712-260-9690

Jack Rooney
712-260-9694

Office - 712-362-4844

www.howellrealestateandauction.com

Fred L. Shaw & Alice Harmon - Owners