



# LAND AUCTION

*POSITIVELY SELLING  
TO THE HIGHEST  
BIDDER!!*

*LISTEN LIVE  
91.1 FM  
ON SITE ONLY*

## Mt. Pleasant, IOWA

Located 7 miles west of MT. PLEASANT, IOWA on Highway 34  
then south 2 miles south on Clayton Avenue.

*Showing December 5th from 1:00 p.m. to 2:00 p.m.*

**SATURDAY, DECEMBER 20, 2008 10:02 A.M.**



**Owner: MARVIN "BUTCH" FORD ESTATE** Roger Ford, Executor  
Gary L. Wiegel of Wiegel Law Office - Attorney for Estate

**RICHARD**  
Realty & Auction, Inc.  
206 E. Winfield Ave.  
Mt Pleasant, IA 52641

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[www.richardrealtyauction.com](http://www.richardrealtyauction.com)

605 East Winfield Ave.,  
Mt. Pleasant, IA 52641  
**319-385-2000**





**67.96 ACRES, M/L SELLS IN TWO SEPARATE TRACTS**

**TRACT#1: 40 ACRES, M/L CRP GROUND AND TIMBER**

FSA indicates 14.92 acres tillable all of which is in the CRP program at \$112.92 expires in 2017. Balance of land timber.  
 -Morton 40'x60' building with walk-in door -10' garage door & double sliding door -Concrete floor -Plumbed for a bath, no septic system  
 - Rathbun rural water -Access Energy electric

**TRACT #2: 27.96 ACRES, M/L CRP GROUND AND TIMBER**

16.33 acres tillable all of which is in the CRP program at \$112.92 expires in 2017. Balance of land timber. Pond & spring.  
 Located in Section 21, Tippecanoe Township, Henry County, Ia.

Information contained herein is believed to be correct, Richard Realty & Auction, Inc. assumes no liability for errors or omissions and reserves the right to correct any errors contained herein. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property.

**TERMS AND SPECIAL PROVISIONS**

**TERMS:** 20% down payment on December 20, 2008. Balance to be paid on or before January 20, 2009 upon delivery of merchantable abstract and deed.

**POSSESSION:** January 20, 2009.

**REAL ESTATE TAXES:** To be prorated to date of possession on the basis of the last available tax statement. Sellers shall pay any unpaid real estate taxes payable in prior years.

Following real estate taxes are approximate and will be used to prorate at closing.

Tract #1:		Tract #2:	
Gross taxes	\$611.53	Gross taxes	\$196.38
Ag. credit	\$ 16.46	Ag. credit	\$ 7.26
Net taxes	\$596.00	Net taxes	\$190.00

**SPECIAL PROVISIONS:**

- \* This real estate is selling subject to public road easements and all other easements of record.
- \* If one buyer purchases both tracts the sellers shall only be obligated to furnish one abstract and deed. Husband and wife constitute one buyer.
- \* The buyers shall be responsible for any desired fencing in accordance with Iowa state law.
- \* It shall be the obligation of the buyer of Tract #2 to install his/her own culvert for the purpose of ingress & egress.
- \* On the day of closing the buyers shall pay to the sellers the pro rata share of the 2009 CRP payment. Buyers must take signed purchase agreements along with recorded deeds to the Henry County FSA Office in order to receive 100% of the 2009 CRP payment.
- \* It shall be the obligation of the buyers to report to the Henry County FSA office and show filed deeds to receive any of the following: Allotted base acres, CRP payments and any future government payments.
- \* If in the future a site clean up is required it shall be at the expense of the buyers.
- \* The buyers acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyers are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.

**AUCTION PROCEDURE**

The real estate is being sold positively to the highest bidder. Listen to the auctioneer live on 91.1 FM and stay in the comfort of your vehicle. Richard Realty & Auction staff will come to you to see if you are interested in bidding on the real estate. Turn your bids into the staff or the auctioneer. Upon completion of the auction the new owner will be declared.



All lines and boundaries are approximate.