

Excellent Improved 120 Acres of Maple Valley Twp.,
Buena Vista Co., Ia. Farmland Sells At

PUBLIC AUCTION

10:30 A.M., TUES., JUNE 28, 2016

Sale will be held on the premises located at 6227 Co. Road M27 which is approximately ½ mile north of the junction of county roads C65 & M27; or 4 miles west of the junction of Hwy. 110 north of Schaller and C65 and ½ mile north of Hanover

Legal Description: The East Half of the Northeast Quarter (E1/2NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section 18, Township 90 North, Range 38 West of the 5th p.m., Maple Valley Township, Buena Vista County, Iowa, containing 120 acres, m/l

General Description: This excellent, level laying improved 120 acres has 99.3 acres of cropland and outstanding soils. The 120 sits right on County blacktop M27 north of Hanover. Improvements consist of a 1 ½ story frame home w/full basement, propane gas furnace w/central air. The first floor has a full bath and 1 bedroom while the second floor has 3 bedrooms. There is a detached 660 sq. ft. garage, a frame hip-roofed barn w/metal roof, a double crib w/metal roof, a 7,500 bushel steel Chief grain bin as well as other miscellaneous frame outbuildings.

The Estate is selling this "as is-where is" with no warranties or guarantees of any kind

and the new buyer will be responsible for any and all inspections and subsequent repairs to either the well or the septic system. Open houses will be held on the house and buildings on Sun., June 19 from 1:00-3:00 and Wed., June 22 from 5:00-7:00. Feel free to inspect the property keeping in mind the rights of the current tenant. **120 acres will be offered as 1 unit and will not be divided.**

Terms: Purchaser will be expected to pay 10% of the gross sale price on date of sale and sign a real estate contract agreeing to pay the balance in full as of December 9, 2016 at which time full title and warranty deed will be given to buyers. Possession in full will be given on 3/1/17 when current lease expires. Sellers are retaining all income from the 2016 crop. Sellers will pay the installment of taxes becoming delinquent 10/1/17 based on current taxes and all prior taxes.

There are no contingencies of any kind. All bidders are expected to have adequate financing in place prior to bidding. Sale is subject only to the approval of the owners at the auction. All announcements made the day of the sale supersede anything printed herein. Sale by order of:

FSA INFORMATION FARM # 1188

Farmland	120 A's
Cropland	99.3 A's
Corn Base	52.7 A's
Corn PLC Yield -	178 bu.
Soybean Base	44.9 A's
Soybean PLC Yield	52 bu.

2014/15 taxes due in 2015/16 -
\$3,288 /on

113.55 tax acres

Surety Mapping CSRs

CSR1 of 74.1

CSR2 of 92.7

CHLOE M. SPECKETER ESTATE

Donna Baxter, Executor

Gary Armstrong, Attorney for the Estate

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