

Adams County Land Auction

Tuesday August 31, 2021 @ 10 am

Auction Location - Carbon, IA Community Hall

Land Location - 1^{1/2} mile east of Carbon to Hickory Ave., then north 3/4 miles on the west side of the road.

153 acres more or less

Brief Legal - W 1/2 SW 1/4 except for Parcel A section 5, SE 1/4 SE 1/4 section 6, NW 1/4 NW 1/4 section 8, part of NE 1/4 NW 1/4 west of the road section 8 and part of SE 1/4 NW 1/4 west of the road section 8 all in Quincy township, Adams County. Complete legal according to abstract.

This farm may be sold in 2 parcels.

Parcel #1 - North 35 acres in section 5. Parcel #2 - 118 acres, balance of land in section 6 & 8.

Description - Ideal pasture or recreational property, lots of clean open pasture and nice timber areas for hunting or cattle. Rural water available. The farm is located just 2 miles west of Lake Icaria.

USDA Info - The farm is not enrolled in the current farm program.

Cropland Acres - (estimated) 46.57 without the 16 acres retained with the house area. Currently has approximately 10 acres planted on the property.

Terms - 10% down day of auction with balance due in full at closing on October 11, 2021, when full possession, deed and abstract will be given.

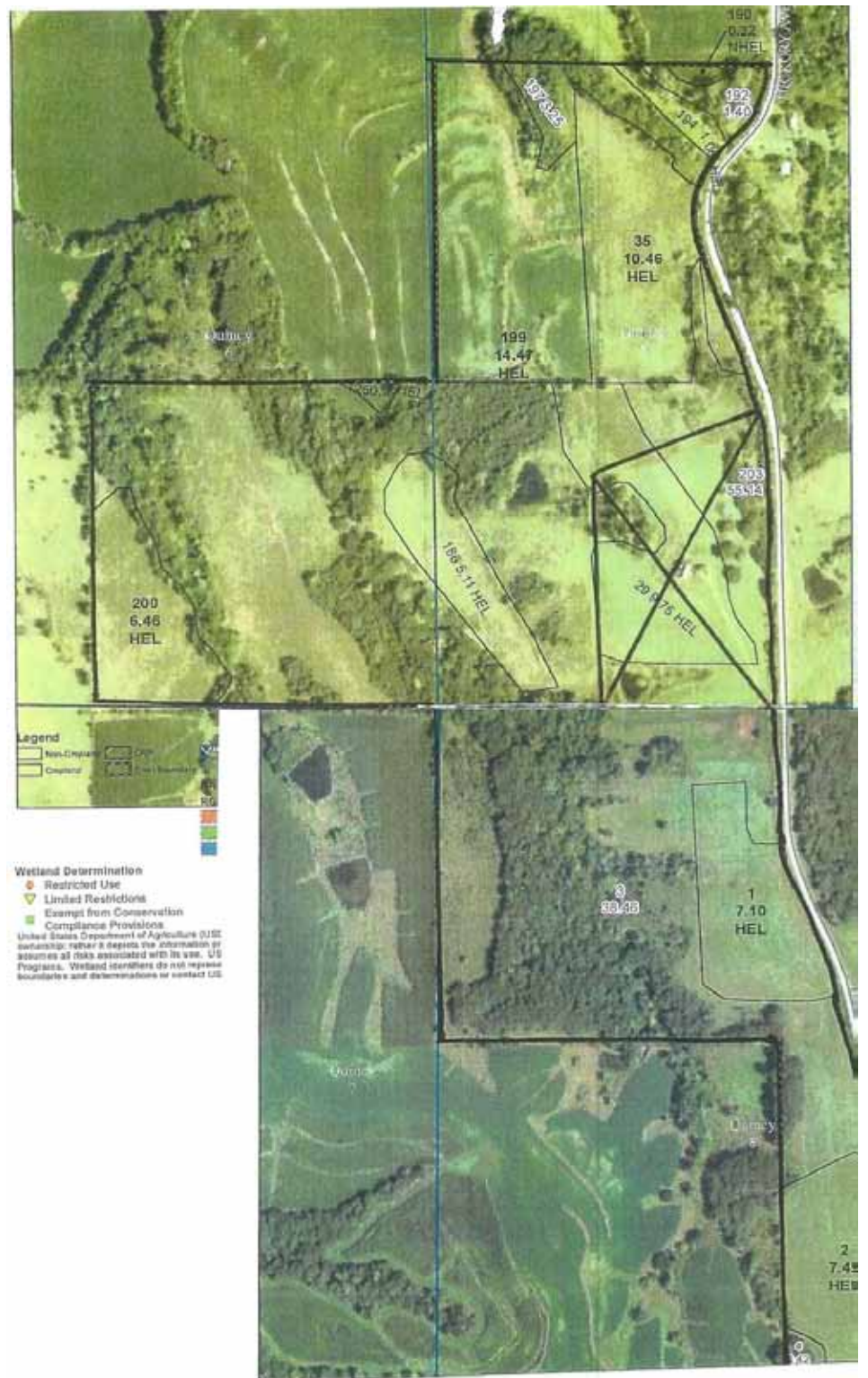
Taxable Acres - 153.18.

Taxes - Estimated and prorated to closing - \$2,620.

Agency - Bergren Real Estate and Auction are seller's agents only.

Closing Agent - Joe Wearin at Stamets & Wearin Law Office, Red Oak, IA

All announcements day of sale, take precedence over printed material.



Information received from sources believed to be reliable. Sellers & Auctioneers do not guarantee their accuracy. Buyers are invited to do their own research prior to sale.

Janis D. Houck, Revocable Trust

Auctioneer - Steve Bergren 712-789-0847

Terms: cash or good check; not responsible for accidents or theft; verbal announcements on sale day take precedence. <www.bergrenrealestateandauction.com>

