

LAND AUCTION Palo Alto County, IA

Larry Smith 152	Lauren Teigland-Hunt Trust 153 Carolyn Sloan 79	10 Kent Kiburz 235	Bill & Ruth Lindgren Farms Partnership 11 305	William Ulrich et al 12	Daryl & Norene Carpenter 119
William & David Ulrich 156	Fred & Shirley Leuer 149	14 232	William & David Ulrich 14 232	Roger Fothast Trust 79	Harriet Morse Trust 78
Banwart Land Corp. 156	Howard & Shirley Morey 154	F & H Wirtz Family Farms, LLC 113	Gaylen Gresham 104.50	John & Steven Banwart 13 149.44	William Farnham 77.49
Doering's IA Farm, LLC 229.98	22	Bill & Ruth Lindgren Farms 158.89	Robert & Sheryl Wagner 129.97	Daniel & Amy Classen 148.74	Howard & Shirley Morey 57.45
David Heldt et al 74.52	Arlene Heldt et al 78.18	Brian & Melissa Morey	Herbert & Charlotte Morey	Janice Morey 78	Gweneth Carmichael Trust et al

Ellington Township, Section 13, 78.48 Acres m/l

Wednesday, February 27, 10 a.m.

Auction Location: West Bend Country Club

Directions to Farm: From West Bend, IA go 6 1/2 miles West on Hwy B-63 and Farm is on North side of the Road

General Description of Farm: Total Farm Land 78 acres More or Less.

The average CSR 2 is 75.8

There is no lease on the Farm for 2019.

Method Of Sale: The farm will be offered as Price Bid per acre, 78.48 acres times Bid Price, Bid increments shall be determined by Auctioneer.

Method of Sale And Terms: 10% of Purchase Price as Down Payment on day of Sale to be held in Trust by The Sale Barn Realty Trust Account. Balance is due upon receipt of Abstract and Merchantable Title with Final Settlement and full possession on the farm on March 30, 2019. In the Office of The Sale Barn Realty & Auction. Farm is sold subject to all Easements of record. Although we feel all reasonable bids will be accepted. The final sale is subject to confirmation by Seller.

Taxes: The current real estate taxes are approximately \$2082.00 per year for the Farm. The taxes on the Farm will be paid through March 30, 2019 by pro-ration. All announcements made day of sale take precedence over any advertised material. All information is believed to be correct. However is not guaranteed. Bidders are urged to do their own verification. The Sale Barn Realty and Auction are agents for the Sellers.

**Harriet Morse Trust ~ Owner
Bankers Trust, Des Moines Iowa - Trustee**

Another Auction By

Sale Barn Realty and Auction

Pocahontas, IA ~ 712-335-3117

Rick Winegarden ~ Auctioneer/Real Estate Broker ~

Pocahontas, IA ~ 712-358-0974

Websites: salebarn.ncn.net

See You At The Auction, Rick!