

LAND AUCTION Pocahontas County, IA

Harold Jansson 71.05 Ronald Holbauer Trust 63.70 Charles Johnson LE 07.12	Donna & Wayne Peterson 59 Rita Queada LE etal 40 Paul Baker etal 40 TD Flaherty Farms, LLC 00 Francis Donnelly etal 160	Eldora Poppen LE etal 72.35 Judith Peters LE etal 60 Clifford & Maureen Lantz 60 Lene Galt 40	Donalae Aden Trust 154.37 Betty Dahlberg 4 234 Virginia Moore 40 Pamela Clark Trust 162.97
Charles Johnson 66.75 Dennis Ricklefs etal 55.10 Cynthia Eichelberger 209.76 Richard Carol 40 David Joy Nixon	Marvin & Susan Beneke 160 Wo Fan Tru 100 Charles & Mavis Widlund 160 Clara Pierson Trust 60 St. Paul's Lutheran Church 60	Herman Rohlf's Trust 8158.57 Jerome Beneke 40 Martin Rost etal 80 Martin Rost 40 Joyce Beneke 69.42 Delbert Rost etal 80	117 Paul Mass 40 Joseph & Beth Butcher 59.71 Walter Wiemers Trust 9 79.69 Alvena Wasko Trust 80 Donald & Jeanette Gerdes 80 Harold & Dorothy Ricklefs 160 Willed & Linda Rohlf 40 Zelda Hirschfeld etal 16 Timothy Hoising & Ursula Williams 80 Amy Schommar etal 80

Lizard Township, Section 8 , 120 Acres m/l Tuesday, February 12 , 10 a.m.

Auction Location: Palmer Community Building, Palmer IA

Directions to Farm: From Palmer, IA go 4 miles east on Hwy C-56 to 300th Ave then go south 1/2 Mile farm is on West side of road

General Description of Farm: Total Farm Land 120 acres More or Less.

The average CSR 1 is 77.9 and CSR 2 is 84.6

There is no lease on the Farm for 2019.

Method Of Sale: The farm will be offered as Price Bid per acre, 120 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 Don Beneke Law Firm 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 Don Beneke , Attorney for Seller . 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 \$3442.00 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.

Martin Rost Estate ~ Owner

Eric DeWall Executor

Another Auction By

Sale Barn Realty and Auction

Don Beneke , Attorney for the Seller

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!