

LAND AUCTION

Donna R. Hoxie Trust, Seller

399.70 Taxable Acres

in Green Township,
Fremont County, Iowa

Subject to Seller Approval

SELLS IN ONE TRACT AT PUBLIC AUCTION

Thursday, March 7, 2019

at 10:30 a.m. at the Tabor City Hall, 1000 Main Street, Tabor, Iowa

Visit www.mcintyrerealestate.com for Drone Coverage

LAND

Located 4 miles south of Tabor on the west side of Hwy. 275.

LEGAL

S/W 1/4 and N 1/2 NE 1/4 NE 1/4; E 1/2 NW 1/4; W 1/2 NW 1/4 NE 1/4 and the NE 1/4 NW 1/4 NE 1/4; that part of the SE 1/4 NW 1/4 NE 1/4 approximating 4.03 acres lying westerly of the center line of a creek bed angling Southeast to Northwest across same; and that part of the SW 1/4 NE 1/4 comprising 35.56 acres, more or less, lying West of the center line of a creek bed traversing said tract from South to North with a westerly bearing and W 1/2 NW 1/4 all in Section 33, Township 70 North, Range 42 West of the 5th P.M., in Fremont County, Iowa.

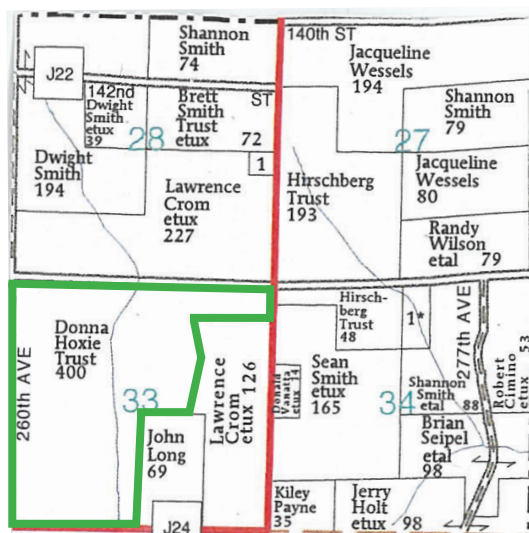
Legal to be as shown on Abstracts.

TAXES

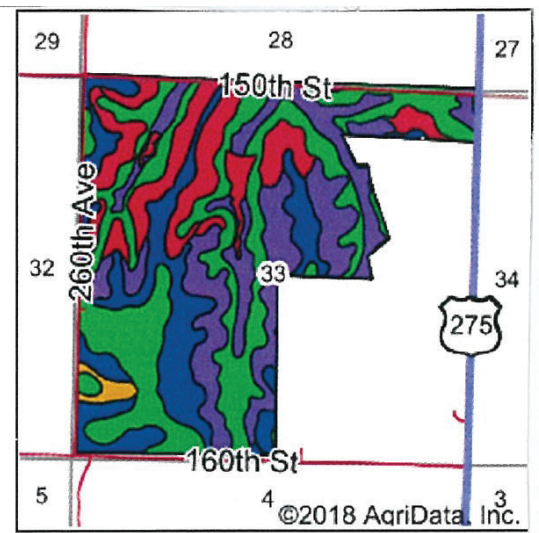
\$9,090.00 per year or \$22.75 per acre.

FSA INFORMATION

342.85 AC tillable, 382.77 Farmland, 5.5 acre pond in the pasture; and a CSR2 of 73.2. Includes 4 grain bins w/26,000 bu. storage on southern edge. Small cattle loafing shed is the current tenant's and will be moved by closing. Transfer station on the West is excluded from the property.



State: **Iowa**
County: **Fremont**
Location: **33-70N-42W**
Township: **Green**



Acres: **400 M/L**
Date: **12/18/2018**
CSR-11 **73.20**

TERMS

Announcements made sale day shall take precedence. The successful buyer shall pay 10% of the purchase price on the day of the sale and sign a Real Estate Purchase Agreement. Balance due shall be paid by certified funds upon closing. Buyers will receive updated abstracts on sale day to take to their attorney. McIntyre Real Estate, LLC, is to receive a copy of the title opinion.

All 2018 crop is the seller's. Seller reserves use of grain bins until September 2019. Closing to be approximately 30 days from auction date. Possession given upon closing.

Property may be viewed from the road or on site with respect given to soil condition.

McIntyre Real Estate, LLC

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