

ESTATE LAND AUCTION

**Saturday, March 3
10:30 A.M.**

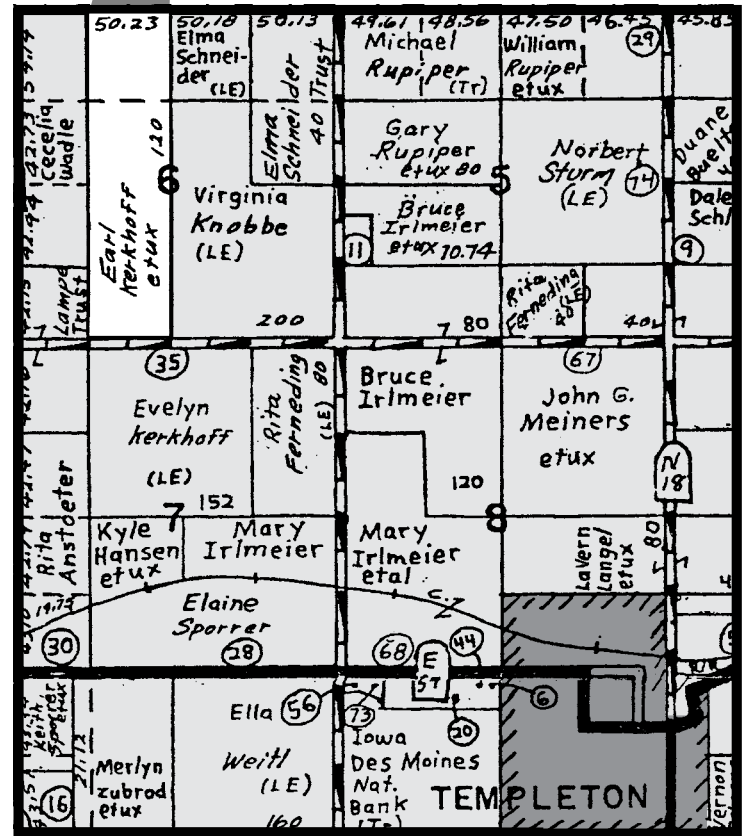


**170 Acres
of Carroll
County
Land**

Sale to be conducted at the Farm Site

SELLING 170 ACRES OF EDEN TOWNSHIP, SECTION 6 OF CARROLL COUNTY LAND

**Farm located from the west edge of
Templeton 1/2 mile west on 300th St.,
go 1 mile north on Hawthorne,
then 1/2 mile west on 290th St.**



GENERAL DESCRIPTION: This is a highly productive outstanding farm that is ideally located with a high rate of tillable acres. The farmstead includes an unoccupied 2 story home, cash and carry farrowing barn, Morton style machine shed. Remodeled barn for machinery storage, 2 car steel clad garage plus several out buildings, storage bins and an evergreen windbreak.

FARM FACTS: Farmland Acres	170		
Cropland Acres	161.7		
Corn Base	71.5	Direct Yield	107
Soybean Base	90.1	Direct Yield	39
Taxable Acres	167.93		
Average CSR	70.07		
Taxes	\$3,568 or \$21.24 per acre		

METHOD OF SALE: 170 times the bid, with full possession at closing.

TERMS: 10 percent down day of sale with the balance due on or before April 5, 2012. Selling to the terms of the existing lease for 2012.

TAXES: Prorated to the closing date

Closing Attorney, William Ranniger

All facts and figures have been researched from reliable sources but are not guaranteed for accuracy by the Auctioneers or the sellers.
All announcements made day of sale will take precedence over written advertisement.

AUCTION NOTE: This is one of the outstanding farms in the area and is known for its productivity and offers a rare opportunity to the purchaser to own Eden Township land.

EARL AND BETTY KERKHOFF ESTATE, OWNER

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www.garyrupiper.com