

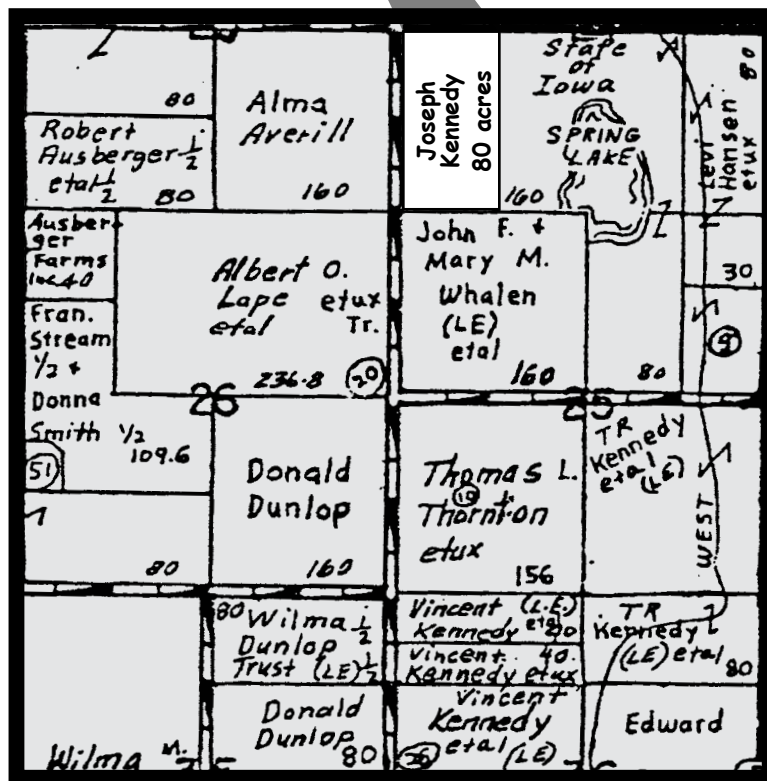
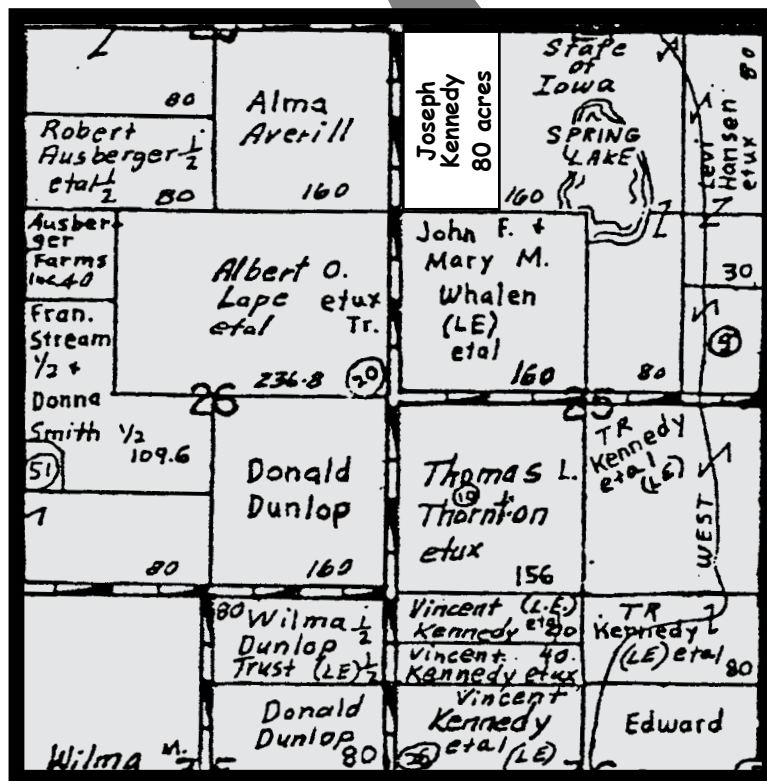
# 80 ACRES GREENE COUNTY LAND AUCTION

**Sat., Jan. 14<sup>th</sup>  
11 A.M.**

**Sale to be located at the  
Community Center in  
Grand Junction, Iowa**

## FARM LOCATION:

Hardin Township, Section 24 Greene County Iowa, From the Junctions of Hwy 30 and Hwy 144, Grand Junction go 2 miles west to P33 then 2 1/2 miles north to 195th St. 3/4 mile west, the land is located adjacent to Spring Lake and R Ave.



**GENERAL DESCRIPTION:** This is an outstanding 80 acre tract of land. Ideally located on a hard surfaced road with a high rate of tillable acres with excellent fertility. This farm will make a great addition or investment property and is well drained and tiled, and noted for its productivity. The farm location is in the W1/2 of the SW1/4 of Hardin Township, Section 24, Greene County. Lies in drainage district #53.

<b>FARM FACTS:</b>	Farm Land	80	
	Taxable Acres	76.5	
	Average CSR	71.97	
	Current Taxes	\$1,838	\$24.02 Avg. Tax Per Acre
	Corn Base	37.21	
	Soybean Base	37.65	

**METHOD OF SALE:** 80 times the bid. 10 percent down day of sale with the balance due on or before March 15, 2012, full possession subject to existing lease for 2012.

**TAXES:** Prorated to March 1, 2012.

All facts and figures have been researched from reliable sources but are not guaranteed for accuracy by the Auctioneers or the Seller.

Seller reserves the hunting rights for 5 years.

All announcements made day of sale will take precedence over written advertisement.

Robert Schwarzkopf, Closing Attorney

# JOSEPH F. KENNEDY, OWNER

Gary Rupiper 712-669-3519 and Don Gerken 712-673-2388  
www.garyrupiper.com