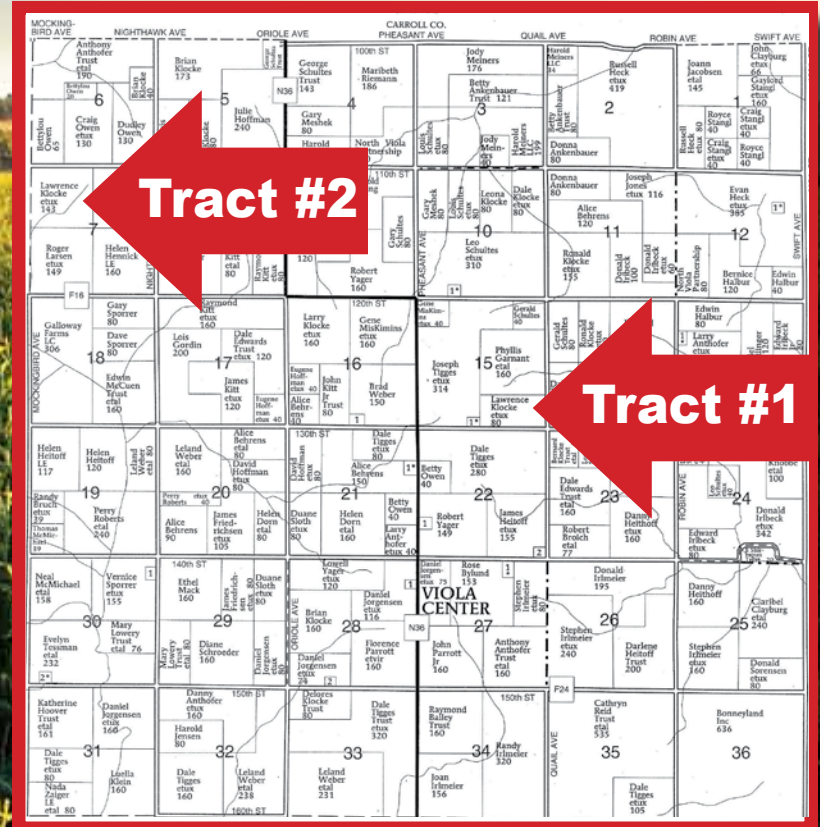


# ESTATE LAND AUCTION

## SATURDAY, SEPTEMBER 22 – 10:30 A.M.

### SELLING TWO TRACTS OF LAND IN AUDUBON COUNTY, VIOLA TOWNSHIP

SALE LOCATION WILL BE  
AT THE AMERICAN LEGION  
BUILDING IN DEDHAM, IOWA



### TRACT 1

77 Taxable Acres in Section 15,  
Viola Township

**DIRECTIONS:** Farm location from Dedham, Iowa 5 miles south, 1 mile east on N36, 1 mile south, ½ mile east on 130th, located on the north side of the road. From Audubon, Iowa 7 miles east to F32, 6 miles north to 130th Street, ½ mile east on 130, located on the north side of the road. From Viola 1 mile north and ½ mile east on 130th St. Located on the north side of the road.

**GENERAL DESCRIPTION:** Beautiful 77 taxable acre tract of land made up of highly productive soils with a very good CSR, in a good state of cultivation. Currently in corn and is well located. Appears to be well drained and has good access. This is some of the best ground in Audubon County.

<b>FARM FACTS:</b>	Gross Acres	80		
	Taxable Acres	77		
	Cropland Acres	76.76		
	Corn Base	35.5	Yield	188
	Soybean Base	33.7	Yield	50
	CSR	78.60		
	No CRP			

**TAXES:** \$2,888, Average of \$28.75 per acre

### TRACT 2

141.64 Taxable Acres  
In Section 7,  
Viola Township

**DIRECTIONS:** Farm location from Dedham, 4 miles south on N36, 2 miles west on 110th Street. Located on the south side of the road. From Audubon, 8 miles north on Hwy. 71 to 110th Street, then east 4.5 miles. Located on south side of the road.

**GENERAL DESCRIPTION:** No buildings, this farm has enjoyed excellent cultural practices with excellent manicured waterways. The farm is in a high state of cultivation and is currently in soybeans. This tract of land has been in the Klocke family for 2 generations

<b>FARM FACTS:</b>	Gross Acres	142.97		
	Taxable Acres	141.64		
	Cropland Acres	138.61		
	Corn Base	65.5	Yield	188
	Soybean Base	62.4	Yield	50
	CSR	73.13		
	No CRP			

**TAXES:** \$3,766, Average of \$26.58 per acre

Terms on each farm: 10% down on day of sale, balance will be due at closing on December 3, 2018. Selling subject to current lease, which has been terminated, running to March 1, 2019. Taxes prorated to date of possession December 3, 2018. Please note method of sale is taxable acres on both tracts of land. All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or auctioneers. All announcements made day of sale take precedence over previous advertisements.

# LAWRENCE KLOCKE ESTATE, OWNER

Duane Klocke 712-830-3542 and Jane Schaefer 712-792-1176

Closing Attorney for Estate Ron Eich

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