

Keokuk Co. Iowa
Land

AUCTION

Thursday, December 6th
starting at 10:30am

To be held at
Junction Bar & Grill
Hwy. 21 & 92, Delta, Iowa

211 ACRES M/L
Sec. 6, Township 75, Range 12

Subject to Final Survey

TALLEY & ASSOCIATES
AUCTION
SERVICES

106 N 169 Hwy., Smithville, MO
816-532-6101

Per FSA Records:

211 Total Acres
163.6 Cropland Acres
75.6 current Acres in CRP
88.0 Total Base Acres
Approved corn yields = 100 bushel
per/acre
* CSR values as high as 69.8
* Farm will be available for 2013 crop yr.
* Seller will pay to release CRP program

PUBLIC PREVIEW

Date: Fri. Nov. 30th, 2-5pm
Location: at Farm
(See directions below)

Internet bidding available
thru www.Proxibid.com

Farm will be
offered in 2
Tracts or as
Entire Farm



TALLEY & ASSOCIATES
AUCTION
SERVICES

Auctioneer: Kenny Tromp
(816) 304-8771
Dirk Talley, Broker/Owner
(913) 231-0098
Chris Higgins, Agent
816-985-4943

Office: (816) 532-6101
106 N 169 Hwy.
Smithville, Mo 64089

TalleyAuctions@yahoo.com
www.TalleyAuctions.com

Hawkeye
Real Estate
Chris Roach, Broker
121 High Ave East - 673-8424
www.hawkeye-re.com

Lyle Sieferring, Coop Broker
(641) 673-6683

Terms: Bids will be placed on \$/acre. Final sales price will be determined by actual surveyed acres x bid/acre.

- 20% down day of sale, Non-Refundable
- Seller & Buyer to split costs of survey 50/50
- Close on or before December 31, 2012; upon delivery of merchantable abstract & deed

Directions: Approx. 5 miles W of Sigourney to 163rd Ave. S approx. 1/4 mile (OR) 1 mile E of Delta Jct. to 163rd Ave. then S. Watch for signs.

Announcements on day of sale take precedence over all other material printed, online or otherwise.

SELLER: Miriam L. Lawrance
Hugh Faulkner, Attorney for Seller
(641) 673-8336