

# LAND AUCTION

## 78.58 Taxable Acres: 12-74-42

Treynor Community Center, Treynor, Iowa

## Friday, August 16, 2013

**FARM LOCATION:** Farm is 3/4 mile south of the intersection of Main St. and 300th St., in the town of Treynor. Farm is 1/2 mile south of the Treynor city limits.

**LEGAL DESCRIPTION:** The S 1/2 SE 1/4 except a Triangle in the SW Corner of the SW 1/4 SE1/4, 12-74-42, Pottawattamie County, Iowa.

**FSA INFORMATION:** Farm #: 3211 Tract#: 619

Corn Base: 59.9 Direct Yield: 112 CC Yield: 112

**CSR:** CSR Estimated at 59.7 per Surety Maps.

**TAXES:** \$1652 for 2011 tax year. Taxes to be prorated to the date of close.

**TILLABLE ACRES:** 67.7 acres

**METHOD OF AUCTION:** Farm will be sold 78.58 acres times the bid.

**TERMS:** 10% down day of auction to be deposited with the Ed Spencer Real Estate Trust, with balance due on or before September 16th, 2013. Successful bidder will be required to sign a purchase agreement the day of the auction.

**ACCEPTANCE OF BIDS:** Successful bidder will enter into a purchase contract at the auction site immediately following the auction. Final bids are subject to the owner's approval. Your bidding is not subject to financing, so your financing must be arranged prior to the auction.

**CLOSING:** Closing to be on or before September 16th, 2013.

**POSSESSION:** Landlord's possession at close. Sellers will retain the 1st half of the 2013 cash rent. Buyer will receive 2nd half of rent (\$10,000) directly from the cash renter. New buyer will receive full possession on March 1st, 2014 and full farming rights for the 2014 crop year.

**AUCTIONEERS NOTE:** This farm has a fantastic location, 3/4 mile south of the town of Treynor, IA, and 15 minutes from Council Bluffs/Omaha. Beautiful stocked pond and grain bin. Great producing farm. Great buyers opportunity!

**DISCLAIMER:** Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an as is where is basis and no warranty or representation, either expressed or implied concerning the property is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.



11:00 A.M.



See Reverse for Farm Maps

**IMPROVEMENTS:** 28x21 Eaton Grain Bin (11,326 bu) built in 1960 with propane heating element. Drilled well. Approximately 6-acre stocked pond, that is approximately 20' deep. Farm is fully terraced and passed NRCS involvement deadline. Buyer accepts all improvements and land in its "as is" condition.

**AGENCY:** Ed Spencer Real Estate and its associates are agents for and represent the sellers. All bidders will be considered customers, not clients.

## Treynor Farm Supply, owner

Managed By:

### Ed Spencer

Real Estate & Auction Co.

Auctioneers:

Ed Spencer 402-510-3276

Steve Christiansen, ringman 712-643-2160

Luke Spencer 402-510-5853

Jason Smith, 712-592-8965



## Spencer Auction Company

322 E. 7th St. — Logan, IA. 51546  
712-644-2151 Office • 402-510-3276 Mobile

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