

# Appanoose Co, IA FARM AUCTION

MAY 5TH @ 5 P.M. AT WESTBRIDGE INN & SUITES, CENTERVILLE, IA



FULL  
POSSESSION DAY  
OF AUCTION



66 ± Acres in Appanoose County, Iowa, LIVE AUCTION, May 5, 2018 located at Westbridge Inn & Suites (Old Motel 60), 117 N. 18th St, Centerville, IA 52544. The property is being sold in 3 tracts. OPEN HOUSE scheduled for Saturday, April 28th from 3:00-5:00 p.m. Contact Jason Small at 660-342-3819 for auction details.

**Tract 1:** 18 ± acres subject to survey, currently in alfalfa. This tract offers a grain bin, small cabin, electricity, water and good fence are on the property.

**Tract 2:** 2 ± acres, subject to survey, this country home has 3 bedrooms, 1 bath room, is on a basement and has several outbuildings including a calving barn, a 40'X80' shed with 20'X14' doors. The middle of the shed has 6 inch concrete that is approximately 20'X80'.

**Tract 3:** 46 ± acres, subject to survey, currently in alfalfa but could be converted to row crop with good fence on the whole farm and stocked pond with catfish.

If you are looking for an excellent pasture farm for cattle or other livestock, with excellent access to blacktop road for livestock trucks or other farm machinery, check out this property. Call Jason at 660-342-3819 for details about this auction and to view the property.\*

Driving directions: The property is located at at 27996 210th, northeast of Cincinnati, Iowa just off State Hwy 5.



## OWNERS: DALE & GLORIA COWAN



KEVIN SMALL,  
BROKER-MO & IA



JASON SMALL,  
SALESPERSON-MO & IA



DAVID SMITH,  
SALESPERSON-MO



TALIA HATFIELD,  
SALESPERSON-MO



KENNY FOX,  
AUCTIONEER



TANNER WEAVER,  
AUCTIONEER



ROB HAMM,  
SALESPERSON-MO



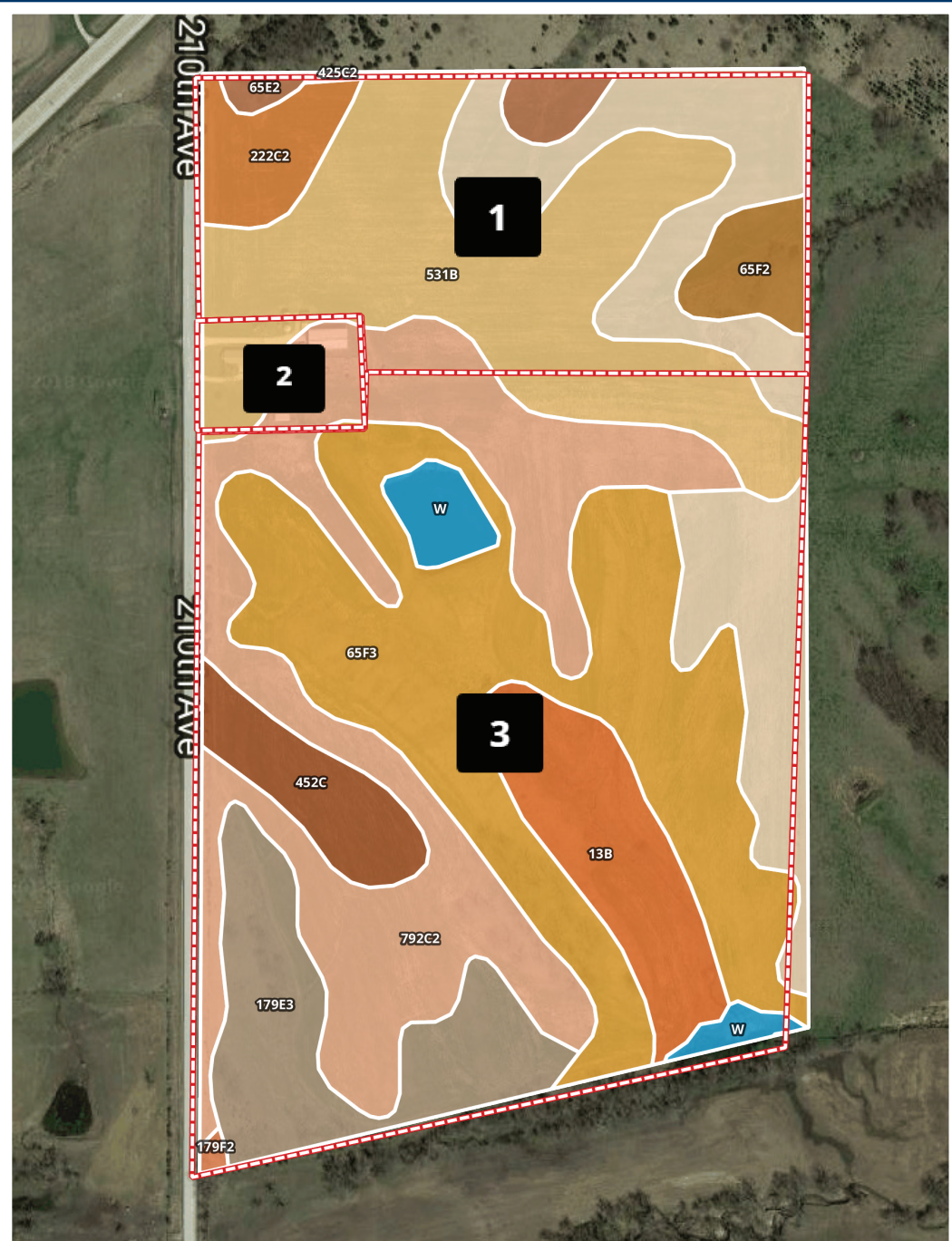
SCOTT BRASSFIELD,  
SALESPERSON-MO

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Memphis, MO 63555

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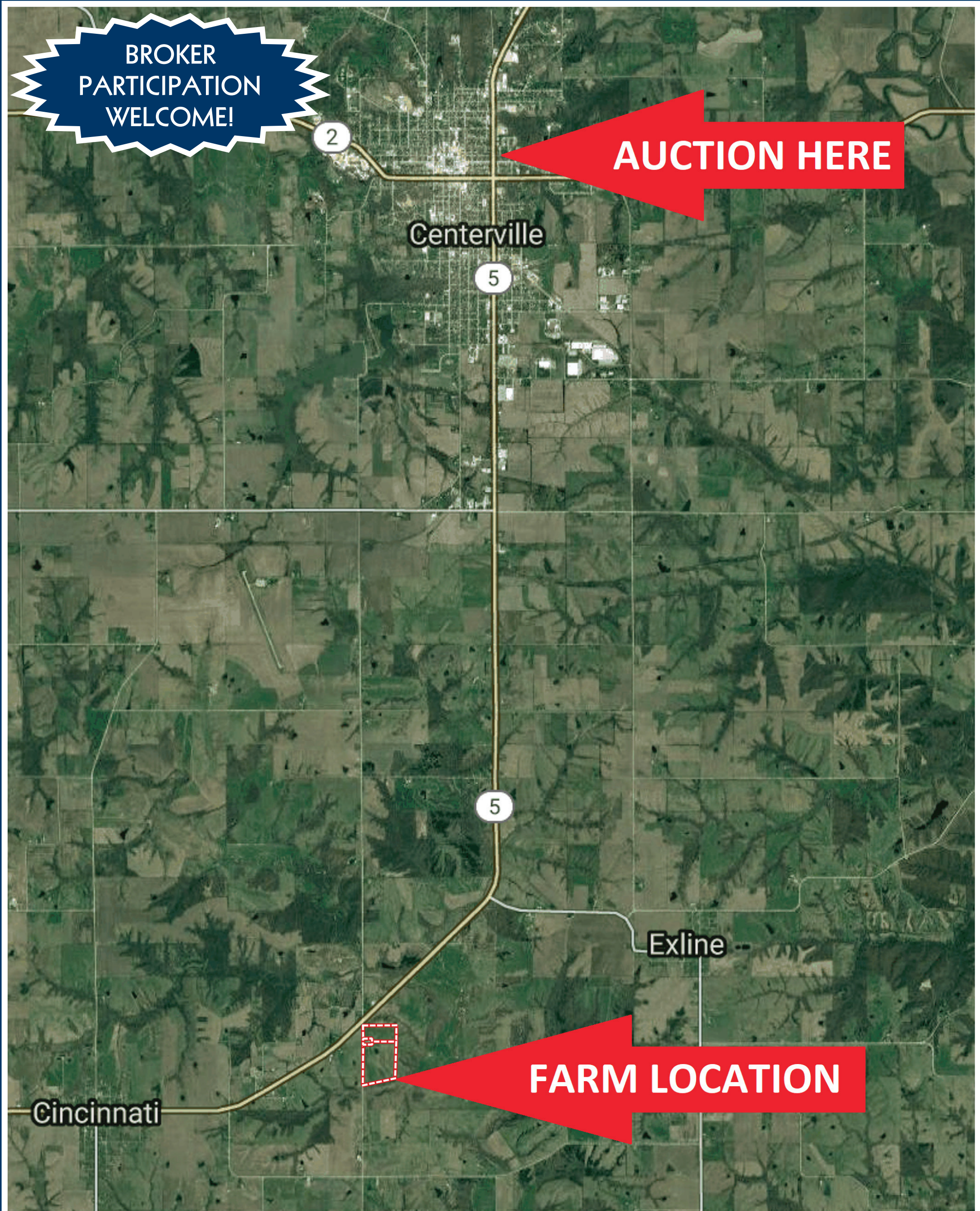
*Appanoose Co., IA*  
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Boundary 66.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
W	Water	1.2	1.83	-	-
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	4.1	6.14	79	2w
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	9.2	13.81	24	3e
65F3	Lindley soils, 18 to 24 percent slopes, severely eroded	15.1	22.62	7	7e
452C	Lineville silt loam, 5 to 9 percent slopes	2.2	3.25	71	3e
179E3	Gara soils, 14 to 18 percent slopes, severely eroded	5.3	7.89	28	6e
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	13.8	20.62	24	3e
179F2	Gara loam, 18 to 24 percent slopes, moderately eroded	0.1	0.14	12	6e
531B	Kniffin silt loam, 2 to 5 percent slopes	11.8	17.69	55	3e
65F2	Lindley loam, 18 to 24 percent slopes, moderately eroded	1.4	2.03	14	7e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.0	1.42	29	6e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.7	2.55	43	4w
TOTALS		66.8	100%	30.76	4.18



**TERMS & CONDITIONS**

Ten percent (10%) of the total contract price, to be paid on the day of sale, with the balance paid at closing. The 10% down payment is non-refundable deposit and considered a cash offer. Please have all your financing in order before the day of auction. All closing fees will be split 50/50 between Buyer and Seller. Closing will be conducted by Jonathan Willier, located in Centerville, IA, on June 7, 2018. Full possession will be given upon receipt of the non-refundable 10% down.

All announcements made on sale day take precedence over prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "AS IS", "WHERE IS".