

REC/TILL LAND AUCTION



**Barner Realty
& Auction**

55.76 Acres 80th Ave, Onslow

Wednesday, October 21st 11:00am

Auction to be held at the Lawrence Community Center in Anamosa

Directions to land: From Hwy 136 go west on 98th St. for 1 mile, then North on 80th Ave, less than ¼ mile property on left (west)

Tillable: 31.75 acres M/L

CSR2: 47.1

Don't miss this 55.76 acre m/l recreational & tillable farm offering a great combination of income-producing ground & excellent outdoor recreation. The property features 31.75 tillable acres with a 47.1 CSR2, with the balance in timber & a small creek running through the property. A great opportunity to purchase a versatile recreational farm with tillable acreage for additional income. Whether you're looking for a hunting property, investment, or a place to enjoy the outdoors, this farm deserves your attention!!

Terms: Cash with 10% down non-refundable day of auction with signing of purchase agreement. Balance at closing in approximately 45 days with delivery of warranty deed and updated abstract.

Possession: At Closing, subject to current rental contract. Termination has been given to current renter.

Taxes: Gross \$1,329.00 To be prorated to the date of possession

Owner: Ruth Orr Estate

Executor: Michael Orr

Information provided herein is for informational purposes only and the auction company makes no guarantees to its accuracy. Prospective bidders are responsible for their own research & conclusions. Seller reserves the right to refuse any and all bids.

For additional information contact:

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