



Farm/Recreation Land Auction

Saturday, April 9, 2022 10:00 AM

80 Acres m/l selling in 2 tracts located in Doyle Township, Section 20 of Clarke County, IA

Auction will be conducted onsite. In case of rain, auction will be held under the Hopeville Park shelter, which is ½ mile west and ½ mile north of the properties to be sold.

Driving Directions: South of Murray, Iowa – 7 ½ miles on paved R-15 to Clover Street, then ½ mile north on Clover Street

Parcel #1 – 20 Acres m/l

Presently this tract is mostly hay ground with a corner of timber with a pond located in the NW corner.

Other Features:

- Above average fence all the way around
- Rural water to the SE corner
- Electricity to the SE corner
- Open ground fertilized every year
- Land on the north property line managed for 30+ years as a private hunting property
- Building site potential
- This tract has its own abstract
- CSR 33

Parcel #2 – 60 Acres m/l

Presently 17.12 acres are being tilled. 39.8 acres are in the CRP program paying \$163.72 per acre expiring this year (2022)

Other Features:

- Piped out pond with some timber
- Land on the north property line managed for 30+ years as a recreation unit
- Food plots left every year for several years
- Building site potential
- Water & electricity within ¼ mile
- CSR 50 to 56

Terms: Parcel #1 - \$10,000 down day of auction; Parcel #2 - \$30,000 down day of auction; Down payments to be made payable to Richard Murphy Law Trust Account. Balance due in 45 days with a 5% buyer premium added to the hammer price.

Parcels 1 & 2 will be sold with high bidder having the option to take one or both.

Buyers are responsible for their own inspection and due diligence on the property. No liabilities are assumed by sellers or the auction company. Property to be sold as is where is with no warranties expressed or implied. The property will not be sold contingent on the buyer obtaining financing. All financial arrangements must be made prior to the auction. Not responsible for accident or inadvertent errors in advertising. Announcements made sale day take precedence over any and all printed materials.



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