

SHOEMAKER LAND AUCTION

Live and Online bidding starts

WED, MAR 30, 2022 - 11:00^{AM} **LIVE & ONLINE AUCTION - BID TODAY @**

2566 Scotch Ridge Rd

WWW.PUTNEYAUCTION.COM

Carlisle, IA 50047

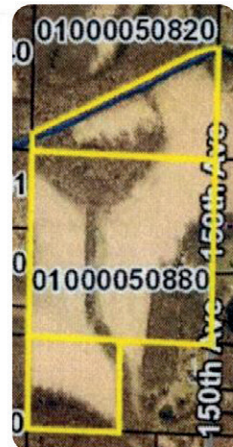
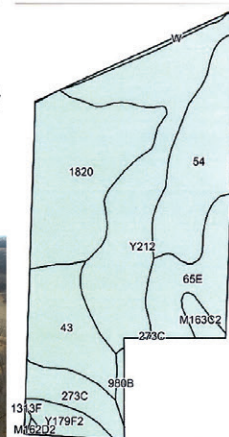
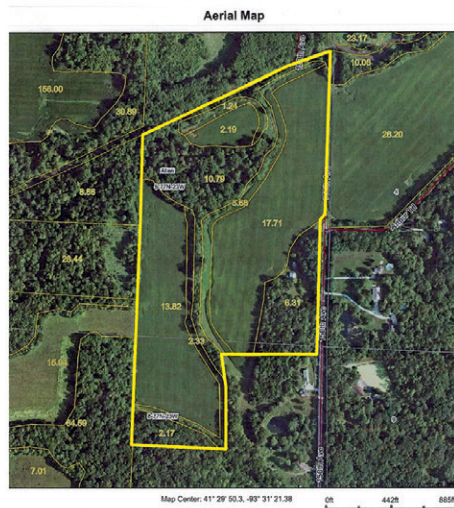
PUTNEY AUCTION SERVICE // 515-961-4124

AUCTION LOCATION: SAINT ELIZABETH CATHOLIC CHURCH

2566 SCOTCH RIDGE RD, CARLISLE, IA 50047

Located just southwest of Carlisle, Iowa off Scotch Ridge Road (Warren County). This property has 40.97 acres tillable land with the balance in recreational land. This would be a great place for to build your forever home/ farm. Wildlife enthusiast dream. Already on site is 2 out buildings & 2 grain bins

Property Description	62 acres +/- with 40.97 crop land, 19+/- recreational land.
Property Location:	1838 150th Ave., Carlisle, IA. (sections 5 & 8 Township 77 N Range 23 W, Warren County Iowa)
Zoning:	Agricultural
Farm Rights:	Property is available for immediate possession and farm ground open for 2022 crop year.
CSR2 Average:	Tillable 79.6 CSR2
School District:	Carlisle Community Schools
Directions:	From Scotch Ridge Road, go West on Briggs St for ½ mile to 153rd, North on 153rd for ¼ mile to Blue St which will turn into 150th Ave. Dead end road property on west side of road. Watch for Auction Signs.
Terms:	10% down day of Auction with balance due at closing in 30-60 days. Property sold in as is condition with no contingencies.
Closing Attorney:	Ryan Ellis, Ellis Law Offices PC 209 N Buxton, Indianola, IA 50125. Phone 515-961-9080



PUTNEY AUCTION SERVICE

MARK PUTNEY

Owner/Auctioneer

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515-961-4124

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View photos online @ www.putneyauction.com & www.auctionzip.com