

FARM FOR SALE

Mahaska County, Iowa, (the seller) invites the submission of written offers on a sealed bid basis to purchase the following parcels of land Mahaska County, Iowa, locally known as the Mahaska County Home/Country Life, to-wit:

PARCEL ONE: 314 acres M/L:

The south half(1/2) of section Twenty-four (24) in Township Number Seventy-five (75) North, Range Seventeen (17) West, containing Three Hundred and Twenty (320) acres, more or less, except that portion described as follows:

Beginning at the center of said section 24; thence S 89°02'30" E along the north line of the Northwest 1/4 of the Southeast 1/4 of section 24 361.12 feet; thence S 02°38'05" E 517.38 feet; thence N 89°02'35" W 603.92 feet to the centerline of Ford Avenue as it is presently established; thence 222.25 feet along said centerline and the arc of a 859.81 foot radius curve, concaved southeasterly, having a Chord bearing and a distance of N 17°21'25" E 221.63 feet; thence N 24°45'40" E along said centerline 134.90 feet; thence 189.16 feet along said centerline and the arc of 814.88 foot radius curve, concaved northwesterly, having a Chord bearing and distance of N 18°06'40" E 188.73 feet to the north line of the Northeast 1/4 of the Southwest 1/4 of said section 24; thence S 89°03'40" E along said North line 37.70 feet to the point of beginning containing 5.97 acres including .41 acres of established roadway.

This parcel is subject to an easement for ingress and egress to and from the Pioneer Cemetery.

PARCEL TWO: 5.56 net acres M/L

A part of the south ½ of section 24, Township 75, Range 17, described as follows:

Beginning at the center of said section 24; thence S 89°02'30" E along the north line of the Northwest 1/4 of the Southeast 1/4 of section 24 361.12 feet; thence S 02°38'05" E 517.38 feet; thence N 89°02'35" W 603.92 feet to the centerline of Ford Avenue as it is presently established; thence 222.25 feet along said centerline and the arc of a 859.81 foot radius curve, concaved southeasterly, having a Chord bearing and a distance of N 17°21'25" E 221.63 feet; thence N 24°45'40" E along said centerline 134.90 feet; thence 189.16 feet along said centerline and the arc of 814.88 foot radius curve, concaved northwesterly, having a Chord bearing and

distance of N 18°06'40" E 188.73 feet to the north line of the Northeast 1/4 of the Southwest 1/4 of said section 24; thence S 89°03'40" E along said North line 37.70 feet to the point of beginning containing 5.97 acres including .41 acres of established roadway.

Directions to real estate: from Oskaloosa, Iowa, take Highway 92 West to Ford Avenue; turn south for approximately 1/2 mile to the point where the farm begins. Property lies on both sides of Ford Avenue with the south boundary at 260th Street

Written offers to purchase shall be submitted to Sue Brown, Mahaska County Auditor, 106 S. 1st Street, Mahaska County Courthouse, Oskaloosa, IA 52577 no later than 10:00 a.m. on the 1st day of April, 2016. Copies of required forms of offer and FSA information may be picked up at to the Auditor's Office at the above address or may be mailed or scanned upon request. Following receipt of bids, bidders will be notified with the approximate top 10 bidders invited to the conference room on the third floor of the Mahaska County Courthouse on April 11th, 2016 at 10:00 a.m. to continue bidding at a private auction. The bidders may raise their offers as they desire. All bids shall be made on a per acre basis for the larger parcel and on a per parcel basis for the smaller parcel.

If an offer is accepted by the County a written contract will be entered into and the buyers shall be required to pay 15% of the purchase price at that time with the balance of the purchase price to be paid at the time of closing upon delivery of merchantable abstract of title and a deed. If there are separate buyers the cost of the abstracting shall be according to the parcels. Closing will be on or before June 1st, 2016. The purchase of this property is subject to an existing lease for the farm ground for the 2016 crop year. The lease, including any payments due from the tenant shall be assigned to the purchaser from the date of purchase of Parcel One. Real estate taxes shall be prorated to the time of possession. Seller reserves the right to reject any and all offers for any reason.

The sale of this property is subject to all easements of record and acceptance of any offer will be by the approval of the Mahaska County Supervisors.

Information regarding septic system requirements may be obtained from Eric Dursky at 641-673-6371. Any septic system inspection and compliance shall be the responsibility of purchaser.