

PUBLIC LAND AUCTION

Thursday, March 5 at 11:00 A.M.

To be held at: Dedham Legion Centennial Center

(302 Main St., Dedham, IA 51440)

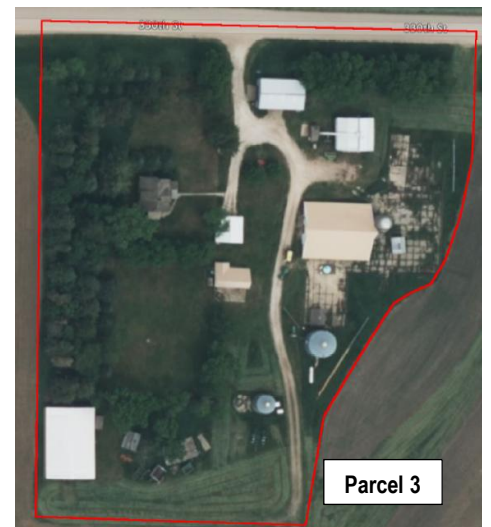
**160 Acres M/L NW 1/4 Section 36, Eden Township,
Carroll County, IA - Plus Acreage**



**Parcel 1: 81 Acres M/L
NWNW & NENW Section 36
Eden Twsp.
PLC YIELD: Base Acres 75
Corn: 159 CSRII: 78.3
SB: 48 Oats: 62 CRP—2.3 acres
at \$213./acre expires 2030
Parcel 1 contains a well.**



**Parcel 2: 80 Acres M/L
SWNW & SENW Section 36
Eden Twsp.
PLC YIELD: Base Acres 75
Corn: 159 CSRII: 73.61
SB: 48 Oats: 62**



**Parcel 3: Acreage consisting of
4.2 acres including the brick home
built in 1939; 1438 sq. ft. with full
basement & 510 sq. ft. attic,
propane heat & central air.
Acreage also contains a 48x72x16
Steel Shed built in 1991, 30x46x16
Steel Shed built in 1990, 3900 bu.
& 9500 bu. Grain Bins, 56x64
Cattle Barn, 32x34 Corn Crib &
20x32 Utility Building. Acreage is
hooked up to West Central Iowa
Rural Water. Note: The new owner
will be responsible for upgrading
the septic system.**

TERMS: Parcels 1 & 2 will be sold by choice. If successful bidder purchases both parcels, this will be a final sale. If successful bidder purchases either Parcel 1 or Parcel 2, that Parcel will be a final sale & then the remaining parcel will be sold. Parcels 1 & 2 will be sold \$/acre. Parcel 3 will be sold as 1 unit. Successful bidders will be required to pay 10% down day of sale with balance due in approximately 30 days & sign a standard real estate contract day of sale. Taxes will be prorated.

Auctioneer's Note: All facts & figures have been researched by the Auction Company, but are not guaranteed of their accuracy. All property sold as-is, where-is and with all faults. All announcements made day of sale will supersede any previous advertisements.

Lorraine Schultes Revocable Trust

Attorney for Estate: Tim Gulbranson with Lane & Waterman LLP Davenport, IA

Auctioneers: Steve Seidl 712-210-0209 & Chris Ludwig 712-830-9879

To inspect property, contact Rick Schultes 712-210-3030

For more information and soil maps please go to one of our websites:

www.seidlauction.com or www.cludwigauction.com or www.auctionzip.com