

# AUCTION

## ARLENE SPELLERBERG ESTATE

### Land Location

**213.40 TAXABLE ACRES**  
**(bare land)**  
**209.70 Cropland Acres m/i**

On Highway 38 just south of Greeley, go east approximately 4 3/4 miles on hard surface 147th Street (County C64) which eventually becomes 155th Street to gravel 280th Avenue then approximately 1/4 mile south; or approximately 2 1/4 miles west of Petersburg on County C64 then 1/4 mile south on gravel 280th Avenue



**WEDNESDAY**  
**OCTOBER 17th, 2018**  
**10:30 AM**  
**Auction to be held inside**  
**Harter Hall**  
**(Petersburg Community Center)**

### Auctioneer's Remarks

We're very pleased to be chosen to conduct this auction on behalf of this outstanding family. The land has been in their ownership for decades and due to Arlene's passing it is now time to change history and assist in finalizing this Estate. A super location with good markets for livestock and grain nearby. The land is rolling to gently rolling and is representative of the top farms in this area and should make a great add on or stand alone tract of land.

### General Information

All contiguous located in Section 36 of Elk Township and Section 1 of Oneida Township in Delaware County, Iowa

### Farm Service Agency Data

209.7 cropland acres;  
Effective DCP Cropland 209.7 acres;  
Corn Base 191.33; Soybeans Base 7.37; Total Base Acres 198.7;  
Corn PLC Yield 161; Soybean PLC Yield 59

Agri Data (Surety Mapping Service) shows a 62.3 weighted CSR2 and weighted CSR 64.0  
Tile has been added over the years (and most recently 4,500 feet in 2016) - - sketch on web page).

### Real Estate Auction Terms & Possession

To be offered in one parcel of 213.40 taxable acres, more or less, and not divided. The purchaser will be required to pay \$150,000.00 sale day as irrevocable earnest money at the conclusion of the auction and sign a Written Confirmation Of Sale Of Real Estate At Public Auction (purchase agreement) which will call for the unpaid balance to be paid in full on delivery of deed and merchantable abstract of title. The deed will be subject to roads and utilities including an easement to ITC Midwest LLC. Real estate taxes will be prorated to the date of settlement (2018/2019 annual taxes \$5,358.00). The farmland is rented for the 2018 crop year and complete possession will be on expiration of that lease - - - all rent for 2018 crop year remains with the Spellerberg Estate (tenant has been timely notified). The northeast corner is marked with a PVC pipe in the fence line and if necessary the north line running east & west will be marked. Should fencing be required or desired said fencing will be the sole responsibility and expense of the purchaser. Closing will occur at the offices of Waterhouse Realty & Auctioneers @ 1624 220th Street, Manchester, Iowa.



### Absentee Bidding

For this option you must be registered with the auction company no later than October 1, 2018

### Other

Purchase is made without buyer contingency of any kind and is based solely on purchaser's judgment and due diligence. All measurements, descriptions, and other details have been obtained from sources deemed reliable. Verification of any or all items are considered to be made by prospective purchaser's finding of facts, both off & on premises. The Seller, Seller's Legal Counsel and Fiduciaries, and the Auction Firm assume no liability for errors and/or omissions for, but not limited to, quality, quantity, or condition. Final sale is subject to confirmation of the Executors, however, we strongly suggest you do your fact finding, make your financial arrangements, and attend this auction prepared to be the new owner. Waterhouse Realty & Auctioneers is acting as Seller's Agent only.

### Maps & Other Data On Web Page

 [www.manchesterauction.com](http://www.manchesterauction.com) 

**WATERHOUSE**  
**REALTY & AUCTIONEERS**

563 927-3660 Manchester, Iowa Marvin 563 920-0361 or David 563 920-2082 Mobiles  
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