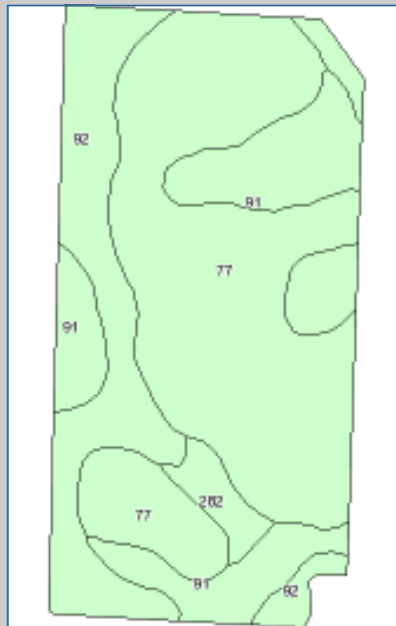


Excellent 80 +/- Acres of Osceola County Farmland **FARMILAND** **FOR SALE!!!**

\$11,250 per acre

**Location: From Melvin, IA
go 1 mile East and 1 1/2
miles South**



General Description: Selling will be 80 +/- acres of excellent farmland in Osceola County, Iowa. The farm has approx. 77 tillable acres and the average CSR on the tillable acres is 82.3. The farm is level to gently sloped. There is a small pond in the SE corner of the farm.

Legal Description: The West 1/2 of the SW 1/4 of Section 33, Township 98, Range 40, Osceola County, Iowa

Lease Terms: The farm is leased for the 2012 crop year. The lease will be assigned to the buyer with a total cash lease of \$31,200 with payments of \$12,675 paid on June 1, 2012 and \$12,675 paid on December 1, 2012 and \$5,850 paid at closing.

Terms: 10 percent down is due with offer and the balance at closing.

Possession: At closing, subject to lease which will expire on March 1st, 2013.

Note: This property is being sold "as is." All information was gathered from sources deemed to be reliable, but it is not guaranteed by sellers or sellers' agents. Real estate company acts as agent for the seller.

For more information contact Todd Hattermann at 712-348-0111

View our web site at www.vw72.com

Tim & Vicki Heiller - Owner



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