

Timber Land Auction

Grove Twp. – Humboldt County

Friday, March 7, 2008 - 1:30 P.M.

35.34 surveyed acres plus a 40' ROW easement

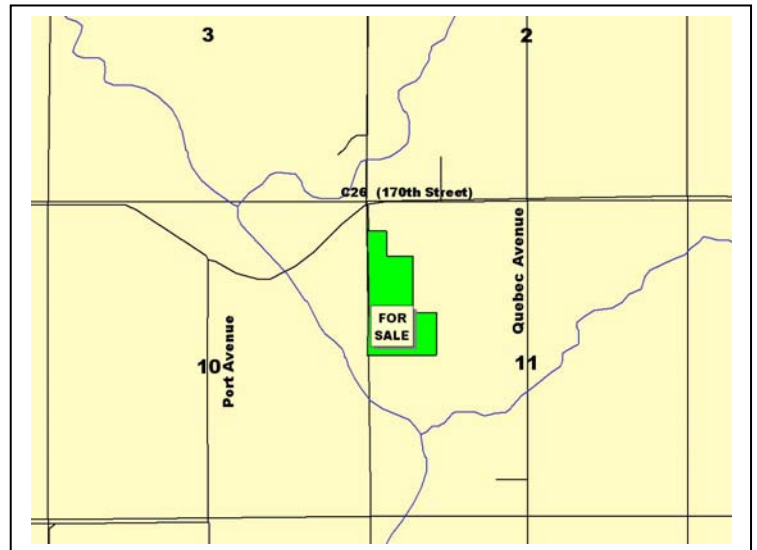
Auction Site – Oxbow Park Building, Humboldt, IA – located 1½ miles west of Hwy 3 & 169 intersection

Property Location – 9 miles northeast of Humboldt, Iowa. Parcel 1 of the NW ¼ section 11-92-28.

This tract of land is all timber. It has a mixture of hardwoods and conifers. There are about 7 acres that were planted to walnuts in the mid 1970's. Many are now 12-14 inches in diameter.

The topography changes elevation from 120 feet from the highest to the lowest areas with several species such as oak, ash, elm and maple mixed throughout the landscape.

This would be an ideal get away site for building a home and your own private retreat for hunting.



Terms – The purchaser will be expected to pay 10% cash down payment upon acceptance of offer. The balance will be due at closing when clear and merchantable title will be given. Real estate taxes will be prorated to date of closing. Sellers reserve the right to accept or reject any and all offers.

Buena Vista University, Owner

For more information contact Terry A. Argotsinger, Broker
712-732-6462 or 712-299-1104 (cell)

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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owners or broker.