

**Quimby, Iowa Garage and Lot & 1.93 Acre Acreage Sell At
PUBLIC AUCTION
SAT., JAN. 14, 2012**

Sale will begin with the lot and garage located in SW Quimby at the Jct. of Clark & Railway Sts. @ 10:30 a.m., followed immediately (11:00 a.m.) w/the auction of the acreage located at 6170 "N" Ave., Quimby. This address is 2 miles E. of Quimby on Hwy. 31 to "N" Ave., and 1/2 mile S. on "N" Ave. Acreage is on the west side. Watch for signs and arrows.

Legal Description: Parcel #1 – Lot 6 and the East 25' of Lot 7, Block 17, Quimby Inc., Town Lots, City of Quimby, Cherokee County, Iowa

Parcel #2 – 1.93 acres w/1.69 taxable acres. Legal description is lengthy and will be available at the auction.

General Description: Parcel #1 – The garage is a single car framed building w/overhead door located on described somewhat pie shaped lot. Current taxes are \$18. per year.

Parcel #2 – The acreage is in a very nice location only 2 1/2 miles from Quimby and 1/2 mile off Hwy. 31. There are a number of frame buildings including a garage, machine shed, and various other frame outbuildings. There is no house but there is a well. Current taxes are \$180. per year.

Terms: Purchaser will be expected to pay 10% of the gross sale price on date of sale and sign a real estate contract agreeing to pay the balance in full as of **Feb. 14, 2012** at which time full title and possession will be passed to buyers. Sellers will pay the installment of taxes becoming delinquent 10/1/12 based on current taxes and all prior taxes. There are no contingencies of any kind. All bidders are expected to have adequate financing in place prior to bidding. Sale is subject only to the approval of the owners at the auction. All announcements made the day of the sale supersede anything printed herein. Sale by order of

NICHOLAS R. SPOTTEN & BONNIE J. SPOTTEN, owners
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