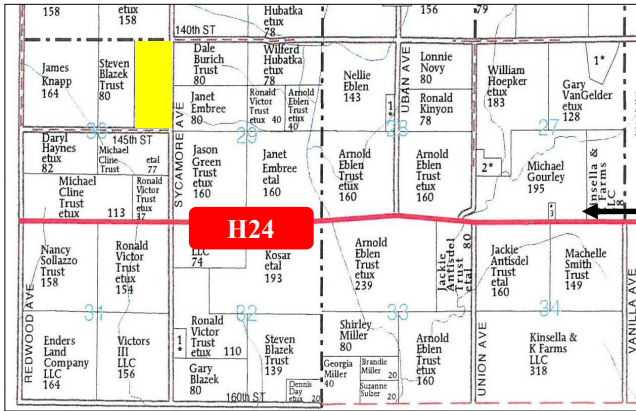


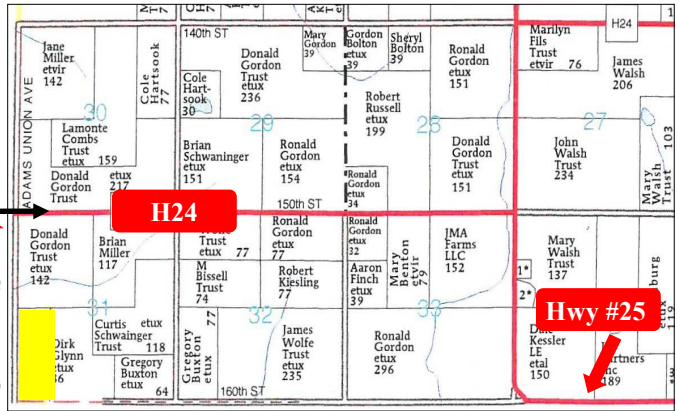
# PRIVATE AUCTION

Each tract to be sold individually

## Colony Township Adams County



## Spaulding Township Union County



77 Taxable Acres MOL  
 CSR2: 66.2  
 59 Tillable Acres  
 Conservation practices all appear to be completed with extensive terraces, drop inlets, tile and pond. Tile maps indicate over 25,000' of 4" tile and 5,000' of 5" tile.  
 Tile maps available upon request

72 Taxable Acres MOL  
 CSR2: 77.4  
 59 Tillable Acres  
 Improvements include a nice 3 BR home with Geo Thermal heat & Central Air.  
 40x80 open front machine shed with 1 enclosed bay. Barn is arranged to store large equipment.  
 Est. 6,000 Bu Grain Bin  
 This is a highly productive tract with terrace, drop inlets, extensive tile and pond.  
 Tile maps available upon request

## Robert Vicker Estate, Seller

Terms: Selling by "PRIVATE AUCTION" through Moberg Iowa Realty. Bidding will not end prior to 1:30 P.M., December 6, 2022. Bids will be taken by phone. Each active bidder will be given the opportunity to make additional bids until bidding is closed. Sellers reserve the right to reject any and all bids. Successful bidder will sign a purchase contract and deposit 10% earnest money with Moberg Iowa Realty. All bidding will be confidential until bidding is closed. Closing and possession shall occur on or about January 9, 2023.

Note: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to production, reserves, income etc. Property sells subject to easements, covenants, reservations, and restrictions, if any, now existing against said property.

**No warranties are either expressed or implied by Seller or Moberg Iowa Realty.**  
**Follow current bid at [www.mobergiowarealty.com](http://www.mobergiowarealty.com)**

**MOBERG**

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