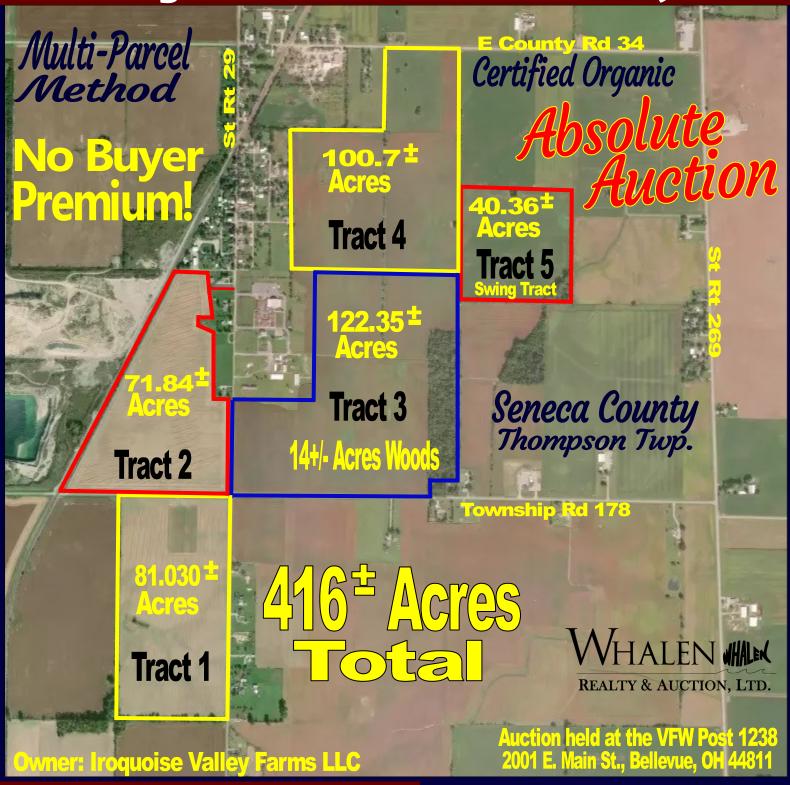
416+ - Acres Highly Productive Farms Contiguous

Thursday December 5 2024, 11AM



Tract 1—81.030+/- Acres, Parcel #N46000761830000 Approximately 1320' frontage on TR 178, 2650' on Co Rd 29. Total taxes \$2,620.44 Year.

Tract 2—71.84+/- Acres, Parcels #N4600761790000 (44.85 acres) #N46005766260000 (26.99 acres) Approximately 1,120' on Rd. 29 (N+S), 2,007' on TR 178 (E+W), 383' on North Rd. Total taxes \$2.311.36 Year.

Tract 3—122.35+/- Acres, Parcel #N46005766140000, 14+/- Acres Woods, 2,350' on TR 178 (E+W), 1,120' on 29 (N+S) Total taxes \$4,110.86 Year

Tract 4—100.7+/- Acres, Parcels #N46000761810000 (62.45 Acres) # N460005766180000 (38.25 Acres), 903' on Rd 34. Total taxes \$3,234.58 Year.

Tract 5—(Swing Tract) 40.36+/- Acres, Parcel #N46005766240000, Swing Tract: Only neighboring parcels or high bidder on Tract 1 Or Tract 2 can bid. Total taxes \$1,455.18 Year.

Terms: \$10,000.00 down per tract the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling with immediate confirmation, as is where is." *No Buyer's Premium*. Possession upon receipt of down payment for farming purposes only. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Auctioneers









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More Info

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Selling Multi-Parcel Method

December 2024						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	23	24	25	26	27	28
22	23	24	-			
29	30	31		ALEXA GIRL	CONTROL DE	NEWS PL

Owner: Iroquoise Valley Farms LLC

Highly Productive Farms - All Contiguous!
Certified Organic

Thursday December 5 2024, 11AM



Absolute Auction

