

LAND AUCTION BID FORM

(Bid Deadline Date: Sunday, September 3, 2017 at 11:59 p.m.)

TO: **LAW OFFICE OF ABRAHAM WATKINS**

211 Main Street, Keosauqua, IA 52565

E-Mail: aw@awatkinslaw.com

Phone: (319) 293-3292

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PARCEL: Parcel Letter "C" - Being a part of the Southeast Quarter of Section 5, Township 68 North, Range 8 West of the 5th P.M., Van Buren County, Iowa, and being more particularly described as follows: Commencing, as a point of reference, at the Southeast Corner of the Southeast Quarter of said Section 5; thence North 88° 48' 33" West (assumed bearing for this description) 615.64 feet along the South line of said Southeast Quarter to an existing iron bar; thence North 28° 27' 12" East 226.75 feet to an existing iron bar and the point of beginning of the following described tract of land; thence South 74° 41' 31" East 220.46 feet; thence North 48° 38' 46" East 151.76 feet; thence North 30° 31' 45" East 320.60 feet; thence North 54° 21' 59" West 347.22 feet to a point on the centerline of an existing public road as now establish; thence Westerly 104.79 feet along a 4100.00 foot radius curve concave Northerly having a chord bearing and length of South 60° 22' 07" West 104.79 feet; thence South 61° 06' 03" West 228.68 feet; thence Westerly 113.37 feet along a 1432.30 foot radius curve concave Southerly and having a chord bearing and length of South 58° 50' 00" West 113.34 feet along said centerline to an existing iron marker; thence South 31° 09' 08" East 350.00 feet along an existing property line to the point of beginning, containing 5.25 acres, more or less, including 0.41 acres, more or less, lying within the existing public road easement, and being subject to easements of record.

BID AMOUNT: _____
(total, not per acre)

FROM: _____
(Name)

(Address)

(Phone Number / Fax Number / E-Mail)

All interested parties must submit written bids for total price of parcel and NOT on a per acre basis. ALL bids MUST be received prior to 11:59 p.m. on Sunday, September 3, 2017. The top bidders will be invited to a private auction to be held at the Law Office of Abraham Watkins at 211 Main Street, Keosauqua, IA 52565 at 2:00 p.m. on Saturday, September 9, 2017.

**Seller reserves the right to accept or reject any and all bids
Announcements on date of sale to take precedence over written advertisements**

