

# LAND FOR SALE

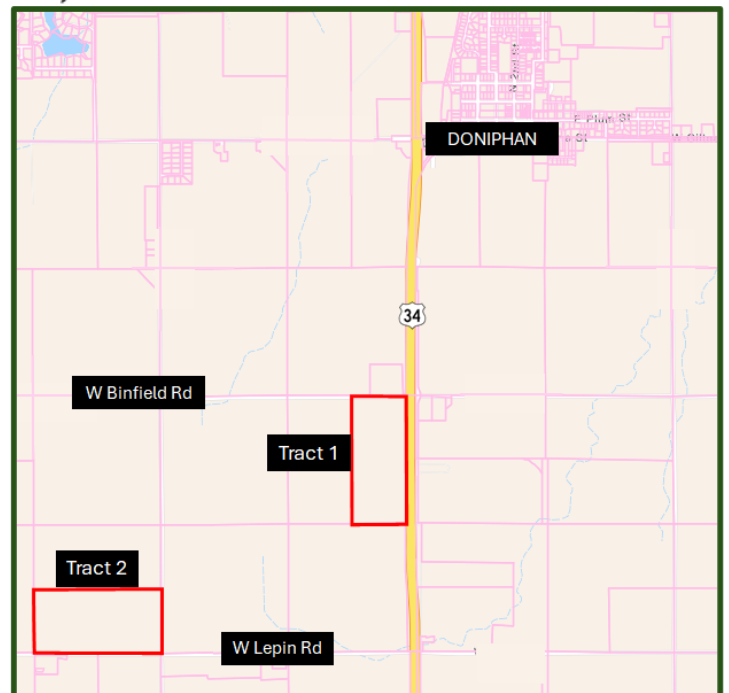
**Owner: Tara Morrell / Troy Engel**

## HALL COUNTY

**TRACT 1:** 67.18 ACRES - Pt.E1/2 NE1/4 Section 13-9-10 with 67.15 Tillable Acres

**TRACT 2:** 80 ACRES - S1/2 SE1/4 Section 14-9-10 with 76.7 Tillable Acres

2023 Real Estate Taxes \$10,854.38



### **FSA BASE:**

The present FSA bases are 143.75 acres corn with a 180 bushel yield.

**TERMS:** 10% paid on day of sale. Balance at closing.

**POSSESSION:** Full possession March 1, 2025.

**TAXES:** 2024 and all prior taxes will be paid by the sellers.

**SALE APPROVAL:** Seller reserves the right to accept or reject all bids.

**2024 INCOME** Seller will receive all 2024 income.

All announcements day of sale take precedence over printed material. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. The prospective buyer shall verify all information contained herein.

***Call The Austin Company for information!***



**The Austin Company, Inc.**

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