

40± ACRES IN SHERMAN TWP., SIOUX COUNTY FARMLAND AUCTION

Thursday January 12, 2017 at 10:30 A.M.

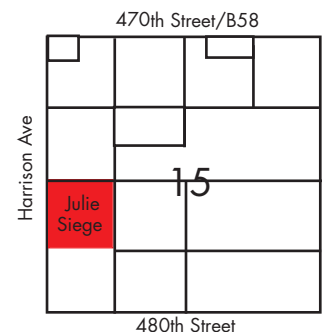
**THE FARM TO BE SOLD AT THE MAURICE
COMMUNITY CENTER, 225 MAIN ST., MAURICE, IA**

More information, photos & maps at www.beyerauctionrealty.com



FARM LOCATION: This farm is located from Maurice, Iowa on Hwy 75, 1 mi. east on 470th St. (B58) & ½ mi. south on Harrison Ave. Auction signs will be posted.

GENERAL DESCRIPTION: Selling will be a very productive inside 40 acre tract of unimproved farmland. The current FSA records indicate approx. 39 crop land acres, of which .64 acres are enrolled in the CRP program. The effective cropland acres are 38.36. This farm was previously combined with another farm, so the approx. allocation of corn base will be 29.5 acres with PLC yield of 164/acre. The approx. bean base will be 9.6 acres with a PLC yield of 46. A portion (.4 acres) was enrolled in the CRP program in 2015 and will expire in 2025 with annual payments of \$208/year. Also, .24 acres were enrolled in the CRP program in 2012 to expire 2022 with annual payments of \$52/year. The CSRII (Corn Suitability Rating II) for this farm is 87.2. The CSRI (Corn Suitability Rating I) is 60.5. This farm is classified as HEL (highly erodible) with a conservation plan in effect and also is enrolled in the farm program. This tract does NOT contain a wetland, is well drained and is in excellent state of productivity.



LEGAL DESCRIPTION: The Northwest Quarter Southwest Quarter (NW¼SW¼) of Section Fifteen (15), Twp. Ninety-four (94) North, Range Forty-five (45), West of the 5th P.M., Sioux County, Iowa. This farm will be conveyed as 40± acres.

METHOD OF SALE: The farm will be sold on a per acres bases, with final bid multiplied by survey acres. Survey to be completed prior to auction.

REAL ESTATE TAXES: Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2017, as well as all prior taxes. The current net real estate taxes are \$908/yr.

TERMS: Non-refundable, 10% down-payment day of auction, with balance due on or before February 10, 2017, at which time possession will be granted. Current lease has been terminated.

This farm is offered as a cash transaction, and NOT subject to any financing contingencies. Seller will continue the abstract to date, and provide clear and merchantable title. Buyer will be required to execute a written agreement specifying these terms the day of auction. A late charge will apply for a delayed closing. Sale subject to owner's confirmation.

POSSESSION: Possession will be granted at closing, February 10, 2017.

AUCTIONEERS NOTE: This is an impressive inside tract of farmland near Maurice, Iowa located in the heart of livestock community and grain elevators and terminals. This farm has had excellent management and care and is a productive, fertile, well drained tract of farmland. This farm will offer an excellent potential for an existing farmer or investor.

DISCLAIMER: Every effort has been made to insure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the auctioneers, the sellers, or their agents concerning farm program payments, corn base, yields, & etc. The farm is being offered "as is". All prospective purchasers are encouraged to inspect the property and verify all data provided. Any announcements made the day of auction will supersede this advertisement. Aerial & soil maps available upon request. Beyer Auction & Realty will be the closing agent, representing the sellers in this transaction. If additional information is desired, please contact one of the auctioneers listed below.

Julie Siege, Owner

Bradley De Jong – Attorney for Seller

AUCTIONEERS:

Del Beyer Doug Houlton Ben Jans
712-348-2738 712-251-5188 712-441-2068

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