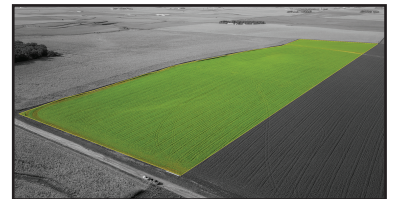


Inside 40.39 SURVEYED ACRES IN SHERMAN TWP., SIOUX COUNTY

FARMLAND AUCTION

FRIDAY, NOVEMBER 9, 2018 AT 10:00 A.M.

This Farm Will Be Sold At The
Maurice Community Center, 225 Main St, Maurice, IA
More information, photos & maps at
www.iowauctiongroup.com



FARM LOCATION: From Maurice, IA on Hwy 75, go 4 miles south on Hwy 75 and 2.5 miles east on 510th St/100th St, or from Carnes, IA take 4-lane Hwy 60 South 1 mile and west 2.5 miles on 510th St/100th St. Auction Signs posted.

GENERAL DESCRIPTION: This farm is adjacent to a level-B road on 510th St. southeast of Maurice, IA. The current FSA records indicate this farm is combined with the adjacent tract of land to the east with a combined cropland acres of 80.4, a combined corn base of 59.27 acres and a PLC yield of 173bu/acre. There is a soybean base of 19.75 acres and a PLC yield of 50bu/acre. A recon will be furnished by FSA office upon title transfer of property. This farm is currently in its first year of alfalfa. The CSR II (corn suitability rating) for this farm is 73.1 and a CSR I is 68.3. The farm is classified NHEL (Non-Highly Erodible) and is enrolled in the farm program. This farm has a small crossable water way, however it is well drained and in excellent state of productivity.

LEGAL DESCRIPTION: The East Half of the East Half of the Southwest Quarter (E½ E½ SW¼) of Section Thirty-Five (35), Twp. Ninety-four (94) North, Range Forty-five (45) west of the fifth PM, Sioux County, IA. This farm will be conveyed as 40.39 surveyed acres, and survey recorded 2018 page 4606.

BK	B L M	77	Ibex Ave
Larry & Barbara Siege 69.04	Julie Siege 53.15	80.30 35	
Gerald & Vernell Chapman 107.83	Eugene & Thelma Haverdink 79.53	Howard Haverdink Trust 104.28	
BN			
510th St/100th St			

METHOD OF SALE: This farm will be offered as one (1) unit and final bid will be multiplied by 40.39 acres.

REAL ESTATE TAXES: Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2019, as well as all prior taxes. The current net real estate taxes are \$1,078 per year.

TERMS: Non-refundable, 15% down-payment the day of auction, with 35% due on December 15, 2018 and the remaining 50% due January 15, 2019. Buyer agrees to execute a contract on the terms specified. Immediate fall tillage will be allowed upon execution of this contract and weather conditions permitted. 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 marketable title. Buyers will be required to execute a written agreement specifying these terms the day of the auction. A late charge will apply should Buyer delay the closing. This sale is subject to the Seller's confirmation.

POSSESSION: Possession will be granted upon execution of the above mentioned terms and at closing January 15, 2019.

AUCTIONEERS NOTE: This farm has been in the Haverdink family operation for many, many years and has had excellent care and farming practices. The topography of this farm is level to gently rolling, and has a small grass crossable water way for access to the north side of the farm. Whether you are an investor in Ag farmland or run a current farm operation, we encourage you to consider this opportunity of investment.

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.

HAVERDINK FAMILY TRUST

Eugene & Thelma Haverdink – Owners

Bradley K. DeJong– Attorney for Seller



Del Beyer - Broker 712-348-2738

Doug Houlton 712 251-5188

Ben Jans 712 441-2068

Office 712-722-4315

Licensed in Iowa & South Dakota



Iowa Auction Group

WWW.IOWAAUCTIONGROUP.COM

www.iowaauctiongroup.com

Auctioneers:

Kevin Cone 712-299-4258

Denny O'Bryan 712-261-1316

Del Beyer 712-348-2738

Jim Klein 712-540-1206

Jack Seuntjens 712-880-1234