

226.55 ACRES IN WELCOME & PLATO TWP., SIOUX COUNTY

FARMLAND AUCTION

Friday November 10, 2017 at 10:00 A.M.

(Offered in 2 tracts)

These farms to be sold at the Farm Site (Intersection of 340th Street & Goldfinch Ave, Sioux Center, Iowa)
More information, photos & maps at www.beyerauctionrealty.com or www.iowaauctiongroup.com



FARM LOCATIONS: **Tract I** is located from the north edge of Sioux Center, 4 mi. north on Hwy 75& 1½ mi west on 340th Street. **Tract II** is located ½ mi. west of Tract I. Auction signs will be posted.

GENERAL DESCRIPTION: (Tract I) This farm is located 1½ mi. west of Hwy 75 on 340th St., Sioux Center, Iowa. This farm to contain a total of 116.56 acres of which the current FSA records indicate the **west half** of this farm contains 57.68 cropland acres with a corn base of 47.62 acres and a PLC yield of 196 bu/acre. There is also a soybean base of 8.73 acres and a PLC yield of 63 bu/acre. **The east half** of this farm contains 54.81 crop land acres with a corn base of 33.3 acres and a PLC yield of 180 bu/acre. There is a soybean base of 19.9 acres and a PLC yield of 51 bu/acre. The southeast corner of this farm contains 1.11 acres that are enrolled in the CRP Program beginning October 2014 and expires 2024 with annual payments of \$88/yr. The CSR II (Corn Suitability Rating) for this farm is 93 and CSR I is 67.4. This farm is classified as N-HEL (Non-Highly Erodible) and is enrolled in the Farm Program. This farm is very well drained and is in excellent state of productivity.

LEGAL DESCRIPTION: (Tract I) East Half Southwest Quarter (E½SW¼) and West Half West Half Southeast Quarter (W½W½SE¼), Section Six (6), Twp. Ninety-six (96) North, Range Forty-five (45), West of the 5th PM, **Except** an acreage site in the East Half Southwest Quarter (E½SW¼), 378' x 396' containing 3.44 acres thereof. **Total acres being conveyed are 116.56.**

GENERAL DESCRIPTION: (Tract II) This farm is located at the intersection of 340th Street and Goldfinch Ave, Sioux Center, Iowa and will contain 109.99 total acres. Current FSA records indicate the **north 60 acres** of this farm to contain 58.5 cropland acres with a corn base of 48.3 acres and a PLC yield of 196 bu/acre and a soybean base of 8.86 acres with a PLC yield of 63 bu/acre. **The south one-half** of this farm contains 42.35 cropland acres with a corn base of 34.97 acres and a PLC yield of 196 bu/acres. There is a soybean base of 6.42 acres and a PLC yield of 63 bu/acre. This portion of the farm also contains 5.71 acres enrolled in the CRP Program which was enrolled in October 2013 and expires in 2023 with annual payments of \$1938/yr. The CSR II for this farm is 95 and the CSR I is 68.5. This farm is classified as N-HEL and is enrolled in the Farm Program. This farm has been very well maintained, has good drainage with an excellent soil index and good state of productivity.

Note Adjustment: A recent conveyance of 5 acres south of adjoining acreage containing 3.3 acres of pasture and 1.6 tillable acres will bring the adjusted cropland acres on the south one-half of Tract II from 42.35 acres to 41.13 & CRP acres from 5.71 to 5.64 acres.

Summery for **Tract II: Total Acres 109.99 Total Cropland Acres: 99.63 Total CRP Acres: 5.64**

LEGAL DESCRIPTION: (Tract II) East Half Northeast Quarter (E½NE¼) and Northeast Quarter Southeast Quarter (NE¼SE¼), Section Twelve (12), Twp. Ninety-Six (96) North, Range Forty-Six (46), West of the 5th PM, Except Parcels A & B. **Total acres being conveyed are 109.99.**

METHOD OF SALE: **Tract I** will be offered first with final bid multiplied by 116.56 acres. **Tract II** will then be offered with final bid multiplied by 109.99 acres. These two tracts will **not** be combined as one unit.

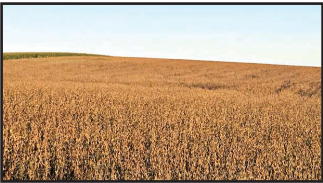
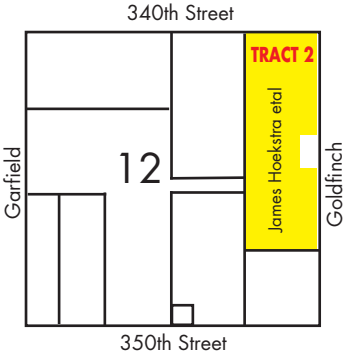
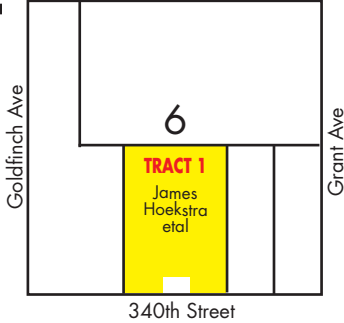
REAL ESTATE TAXES: (Tracts I & II) Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2018, as well as all prior taxes. The current net real estate taxes for **Tract I** is \$3,802/yr and **Tract II** is \$3,696/yr.

TERMS: Non-refundable, 15% down-payment day of auction per tract, with balance due on or before December 30, 2017. Possession will be granted at closing, however fall tillage will be allowed upon the removal of the 2017 crop. Current lease has been terminated however the tenant will have rights to the 2017 crop residue if desired. 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 for a delayed closing. This sale is subject to the Seller's confirmation.

POSSESSION: Possession will be granted at closing December 30, 2017.

AUCTIONEERS NOTE: This farm has been in the Hoekstra family for over 90 years, and it is an honor for us to sell this high quality farm in Sioux County located between Sioux Center and Rock Valley, Iowa. These farms are located in the heart of livestock community, grain elevators and ethanol plants and provide good markets for grain commodities. These farms have had excellent management and care and are well drained and in excellent state of productivity.

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.



Hoekstra Family Trust
Paul D. Hoekstra Individual and Trustee
James A. Hoekstra Estate
Brian Van Engen – Attorney for Seller



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BROKER/AUCTIONEER:

Del Beyer
712-348-2738

Beyer Auction & Realty – A MarkNet Alliance Member

Affiliated with www.iowaauctiongroup.com

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