

3 Tracts

**Excellent producing unimproved 267.27 acres in Kedron Twp. Woodbury Co., IA
offered in 3 tracts**

At Public
AUCTION
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Monday, November 12, 2018 10:30 a.m.

AUCTION LOCATION:

Anthon City Park Shelter House— 208 Stahl Park Drive, Anthon, IA

AUCTIONEERS' NOTES:

These farms have a great location and have had excellent stewardship. They will serve as a sound investment with reliable income for future generations

SALE PROCEDURE

The initial offering will be of Tracts 1, 2 & 3, and the highest bidder will have the option to choose any tract or combination thereof until all are sold. These tracts will be sold on a total acre basis.

TRACT 1: UNIMP. 80 A. M/L

Legal Description: The West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 36, Township 88 North, Range 43 West (T88N-43W) of the 5th P.M., Woodbury County, Iowa.

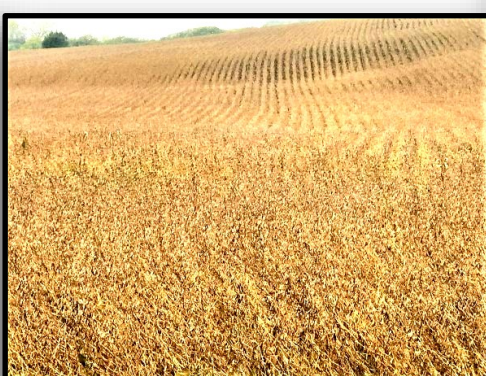
The Woodbury Co. FSA reports: 61.82 acres tillable, a 42.10 acre corn base, and a 10.62 acres soybean base. Corn yield 140 bu. Soybean yield 41 bu. The current annual net taxes are \$2,188 for 74.07 taxable acres. CSR2: 74.9 CSR1: 65.1



TRACT 2: UNIMP. 107.27 A. M/L

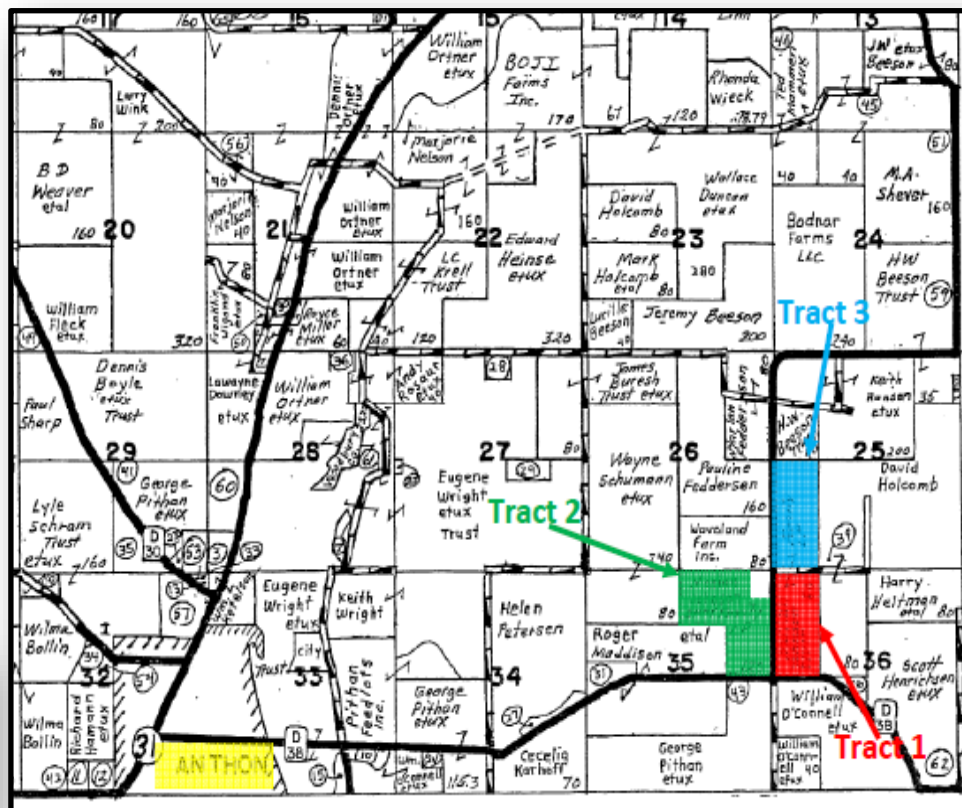
Legal Description: (abbr) Part of The East Half of the Northeast Quarter (E 1/2 NE 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section 35, Township 88 North, Range 43 West (T88N-R43W) of the 5th P.M., Woodbury County, Iowa. (Acreage on 12.73 acres not included)

The Woodbury Co., FSA reports: 93.19 acres tillable, a 62.47 acre corn base, and a 16.01 acre soybean base. Corn yield 140 bu. Soybean yield 41 bu. The current annual net taxes are \$2,464 for 103.06 taxable acres. CSR2: 61.6 CSR1: 51.5



FARM LOCATION:

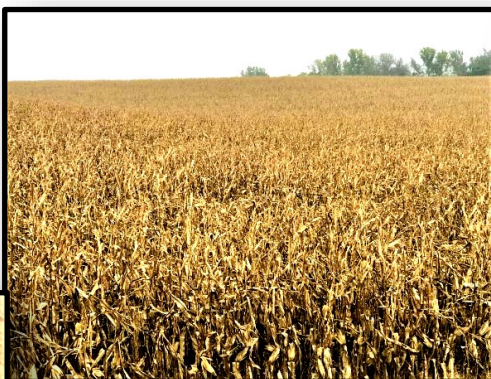
From the intersection of Hwy. 31 & D-38 in Anthon, IA, approximately 3.3 miles East on D-38 to its intersection with paved O'Brien Ave. (L-36) The 3 tracts are adjoining north of this intersection. Tract 3 is 1/2 mile to the north



TRACT 3: UNIMP. 80 A. M/L

Legal Description: The West Half of the Southwest Quarter (W 1/2 SW 1/4), Section 25, Township 88 North, Range 43 West (T88N-R43W) of the 5th P.M., Woodbury County, Iowa.

The Woodbury Co., FSA reports: 76.11 acres tillable, a 51.83 acre corn base, and a 13.07 acre soybean base. Corn yield 140 bu. Soybean yield 41 bu. The current annual net taxes are \$2,296 for 74.97 taxable acres. CSR2: 72.3 CSR1: 56.2



TERMS & CONDITIONS: (All Tracts)

The successful Buyer(s) shall pay 10% of the purchase price on the day of the sale and sign a Real Estate Contract that states the entire balance is due and payable when the Sellers have furnished an abstract showing merchantable title and give a Warranty Deed. Closing is expected to be not later than December 31, 2018. Possession of the properties will be given March 1, 2019. The leases on all tracts have been terminated prior to September 1, 2018. The Sellers will pay that installment of the real estate taxes normally delinquent October 1, 2019, if unpaid, and all prior taxes, if any. All FSA figures as stated are estimates and may be subject to recon. Buyers are purchasing all tracts "as is". Any announcements made on the day of the sale supersede any previously given information. Prospective Buyers may view all tracts from the road or on site with respect given to soil conditions. For further information, contact the auctioneers.

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