

124.42 SURVEYED ACRES IN CAPEL TWP., SIOUX COUNTY FARMLAND AUCTION

Friday November 3, 2017 at 10:00 A.M.

(Offered in 2 tracts)

These farms will be sold at the Demco Community Center, Main Street, Boyden, Iowa

More information, photos & maps at

www.beyerauctionrealty.com or www.iowauctiongroup.com



FARM LOCATIONS: Tract I This farm is located from the Pit Row station on Hwy 18 in Boyden, go 2 mi. west on Hwy 18 & 1 mi. south on Jay Ave. **Tract II** – Is located ½mi. west of Tract I on 330th Street, south side of the road. Auction signs will be posted.

GENERAL DESCRIPTION: (Tract I) This farm has been surveyed to be 82.12 acres. The current FSA records indicate 65.83 cropland acres with a corn base of 38.52 acres and a PLC yield of 170 bu/acre and a soybean base of 22.19 acres and a PLC yield of 45 bu/acre. This farm also contains 13.11 acres of pasture, however the pasture land is classified N-HEL (Non-Highly Erodible) and permission has been granted for sod busting/crop production and no conservation plan would be required for compliance. There is also no wetlands in the pasture area except for the creek itself. The CSR II (Corn Suitability Rating) for this farm is 93.1 and the CSR I is 68.2. The farm is classified as N-HEL and is enrolled in the Farm Program. The cropland on this farm is in good state of productivity and the general topography of the farmland offers excellent drainage.

LEGAL DESCRIPTION: (Tract I) Parcel A in the Fractional Northeast Quarter (NE¼) of Section Four (4), Twp. Ninety-six (96), North, Range Forty-four (44), West of the 5th PM, Sioux County, Iowa. This farm will be conveyed as 82.12 surveyed acres.

GENERAL DESCRIPTION: (Tract II) This farm is located one-half mile west of Tract I on 330th Street, Boyden, Iowa. Selling will be a very productive inside 42.30 surveyed acres of unimproved farmland. Current FSA records indicate 39.38 cropland acres with a corn base of 23 acres and a PLC yield of 170 bu/acre and a soybean base of 12 acres and a PLC yield of 45 bu/acre. There is 1.69 acres in the Southeast corner of this farm in grass, however is considered a part of the cropland acres according to the FSA records. There is a small drainage area (creek) along the eastern and southern borders of this farm. The topography of this farm is gently rolling, is well drained and is in excellent state of productivity.

LEGAL DESCRIPTION: (Tract II) Parcel B in the Fractional Northwest Quarter (NW¼) of Section Four (4), Twp. Ninety-six (96), North, Range Forty-four (44), West of the 5th PM, Sioux County, Iowa. This farm will be conveyed as 42.30 surveyed acres.

METHOD OF SALE: Tract I will be offered first with final bid multiplied by 82.12 acres. **Tract II** will then be offered and final bid multiplied by 42.30 acres **and WILL NOT** be combined as one unit.

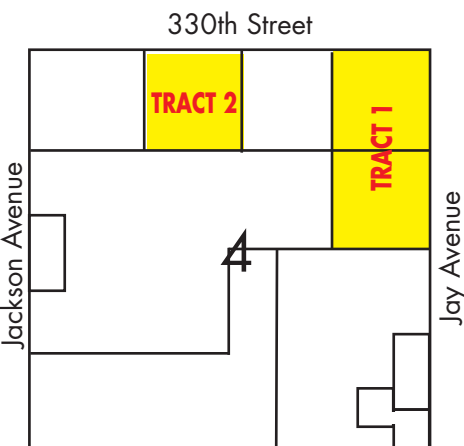
REAL ESTATE TAXES: (Tracts I & II) Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2018, as well as all prior taxes. The current net real estate taxes for **Tract I** is \$2,298/yr and **Tract II** is \$1,170/yr.

TERMS: Non-refundable, 15% down-payment day of auction per tract; 35% due on or before December 30, 2017 with balance due January 5, 2018. Possession will be January 5, 2018 subject to the lease which will expire March 1, 2018. Fall tillage will be permissible after the removal of the 2017 crop. Current lease has been terminated and the 2017 crop residue will not be removed. This farm is offered as a cash transaction and NOT subject to any financing contingencies. Seller(s) will continue the abstract to date and provide clear and marketable title. Buyer(s) 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 January 5, 2018 subject to the lease which expires March 1, 2018.

AUCTIONEERS NOTE: We are very honored to sell these (2) tracts of well located farm land in Sioux County located near Boyden, Iowa. These farms are located in an aggressive community, plus grain elevator terminals and ethanol plants for marketing grains. These farms have been well maintained, are well drained and in good 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.



**Robert A. Vermeer, Donald W. Vermeer, Steven E. Vermeer,
Susan B. Ringling, Judith L. TeGrootenhuis
& Patricia J. Willadsen - Owners**

Dan Pluim – Attorney for Sellers

BROKER/AUCTIONEER:

Del Beyer
712-348-2738

AUCTIONEERS:

Doug Houlton
712-251-5188

Ben Jans
712-441-2068



Office 712-722-4315
www.beyerauctionrealty.com

Beyer Auction & Realty – A MarkNet Alliance Member

Affiliated with www.iowauctiongroup.com

Kevin Cone (712-299-4258) Jack Seuntjens (712-880-1234) Denny O'Bryan (712-541-5893) Jim Klein (712-540-1206)

