209.88 SURVEYED ACRES IN WELCOME & WEST BRANCH TWP., SIOUX COUNTY

FARMLAND AUCTION

(Offered in 2 Tracts)

FRIDAY OCTOBER 11, 2019 AT 10:00 A.M.

These farms to be sold at the Ridge Golf Course, Sioux Center, IA 51250
More information, photos & maps at **www.iowaauctiongroup.com**

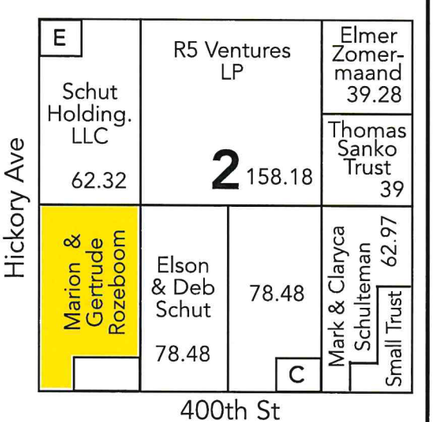
FARM LOCATION: (Tract I) is located from Snieder Insurance (9th Street SE & Hwy 75), South Sioux Center, go 2 miles East on 400th St. Property is adjacent to 400th St & Hickory Ave. (Tract II) is located from the North edge of Sioux Center, IA (Pella Corp.) 1 mile North on Hwy 75. This farm is adjacent to Hwy 75 and 370th St. Auction signs will be posted.



Tract I

GENERAL DESCRIPTION: (Tract I) Selling will be 66.68 surveyed acres of unimproved farmland, with a prime location 2 miles East of Sioux Center adjacent to a hard surface road. The current FSA records indicate 61.87 cropland acres with a corn base of 53.31 acres and a PLC yield of 179 Bu/acre. There is also a soybean base of 8.56 acres and a PLC yield of 53 Bu/acre. The CSR II (corn suitability rating) for this farm is 94.6 and CSR I is 69.1. This farm is classified non-HEL (non-highly erodible) and is enrolled in the farm program. This farm is well drained, and has had previous livestock manure applied.

LEGAL DESCRIPTION: (Tract I) Parcel A of the Southwest Quarter (SW¼) of Section Two (2), Township Ninety-five (95) North, Range Forty-five (45), West of the 5th PM. **Total acres being conveyed are 66.68.**

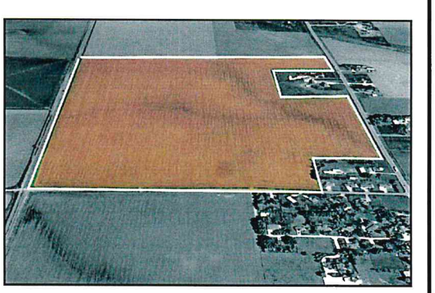


GENERAL DESCRIPTION: (Tract II) This farm has an awesome location, located just 1 mile North of Sioux Center, and will be selling 143.2 surveyed acres. The current FSA records indicate 139.73 cropland acres with a corn base of 120.37 acres and a PLC yield of 179 Bu/acre. There is a soybean base of 19.32 acres and a PLC yield of 53 Bu/acre. The CSR II for this farm is 93.4 and the CSR I is 68.2. This farm is classified non-HEL (non-highly erodible) and is enrolled in the farm program. This farm has good drainage, with an excellent soil index and has had previous livestock manure applied.

LEGAL DESCRIPTION: (Tract II) Parcels A, B, and E of the Southeast Quarter (SE¼), Section Twenty (20), Township Ninety-six (96) North, Range Forty-five (45), West of the 5th PM **(AND)** Parcel F of the Southwest Quarter (SW¼), Section Twenty(20), Township Ninety-six (96) North, Range Forty-five (45), West of the 5th PM. **Total acres being conveyed are 143.2.**

METHOD OF SALE: Tract I will be offered first with the final bid multiplied by 66.68 acres. **Tract II** will then be offered with the final bid multiplied by 143.2 acres. These 2 Tracts will **NOT** be combined as one unit.

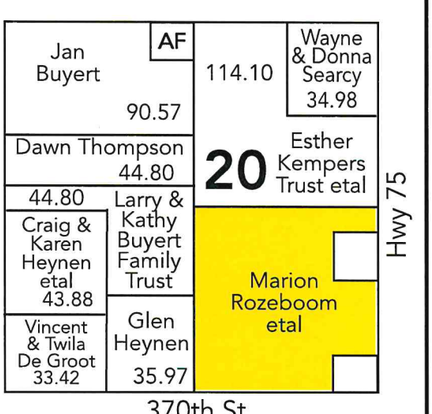
REAL ESTATE TAXES: (Tracts I & II) Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2020, as well as all prior taxes. The current net real estate taxes for **Tract I** is $2,280/yr and **Tract II** is $5,218/yr.



Tract II

TERMS: Non-refundable, 15% down-payment day of auction per tract, with balance due on or before December 2, 2019. Possession will be granted at closing, subject to the current lease which expires March 1, 2020. Fall tillage will be allowed upon the removal of the 2019 crop. Current lease has been terminated, however the tenant will have rights to the 2019 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 2, 2019, subject to current lease which expires March 1, 2020.



AUCTIONEERS NOTE: *This may be the opportunity of a lifetime, to purchase some of the finest Sioux County farmland within 2 miles of Sioux Center, and close proximity to grain elevators and ethanol plants, which provide good markets for grain commodities.*

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. Sellers do not warrant or guarantee that existing fences are on the true boundary and any new fencing, if needed, will be the responsibility of the Buyer(s) pursuant of the Iowa Statutes. Any announcements made the day of auction will supersede this advertisement. A booklet of farm information is available upon request by contacting any agent listed below. 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/agents listed below.*

MARION W. (BUD) ROZEBOOM ESTATE

Jerry Rozeboom & Dale Rozeboom - Executors

Brian Van Engen – Attorney for Sellers

NAA Auctioneer IAA IOWA

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Doug Houlton - 712-251-5188
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