

134.81 SURVEYED ACRES IN SHERIDAN TWP., SIOUX COUNTY FARMLAND AUCTION

Friday September 8, 2017 at 10:00 A.M.

These farms to be sold at the Farm Sites
More information, photos & maps at www.beyerauctionrealty.com

FARM LOCATION: These farms are located from Casey's General Store on Hwy 18 in Hull, Iowa, go 2 mi. east on Hwy 18, 2 mi. north on Indian Ave & ¼mi. east on 300th St. Auction signs will be posted.

GENERAL DESCRIPTION: (Tract I) This farm is located ¼ mi. east of the intersection of Indian Ave and 300th Street, Hull, IA. The current FSA records indicate 72.12 crop land acres and a combined corn base with Tract II described below of 84.9 acres and a PLC yield of 184 bu/acre. There is a combined soybean base with Tract II of 47.2 acres and a yield of 57. The CSRI (Corn Suitability Rating) for this farm is 93.5 and the CSRI is 68.4. The farm is classified as N-HEL (Non-Highly Erodible) and is enrolled in the Farm Program. Tract I does not contain a wetland, is well drained and is in excellent state of productivity.

LEGAL DESCRIPTION: (Tract I) Parcel A (recorded book E-17, page 554) in the Fractional Southwest Quarter (SW¼) of Section Eighteen (18), Twp. Ninety-seven (97), North, Range Forty-four (44), West of the 5th PM, Sioux County, Iowa. This farm will be conveyed as 69.88 surveyed acres.

GENERAL DESCRIPTION: (Tract II) This farm is located at the intersection of Indian Ave and 300th Street, Hull, IA and will be selling a very productive 64.93 surveyed tract of unimproved farmland. Current FSA records indicate 59.98 cropland acres with a combined corn base with Tract I of 84.9 acres and a PLC yield of 184 bu. There is a combined soybean base with Tract I of 47.2 acres and a yield of 57. The CSRI (Corn Suitability Rating) for this farm is 93.5 and the CSRI (Corn Suitability Rating) is 70.8. This farm is classified as N-HEL (Non-Highly Erodible) and is enrolled in the Farm Program. This farm has a well maintained grass water way, however is well drained and is in excellent state of productivity.

LEGAL DESCRIPTION: (Tract II) Parcel A (recorded book E-17, page 547) in the Fractional Northwest Quarter (NW¼) of Section Nineteen (19), Twp. Ninety-seven (97), North, Range Forty-four (44), West of the 5th PM, Sioux County, Iowa. This farm will be conveyed as 64.93 surveyed acres.

METHOD OF SALE: Tract I will be offered first followed by Tract II and **WILL NOT** be combined as one unit.

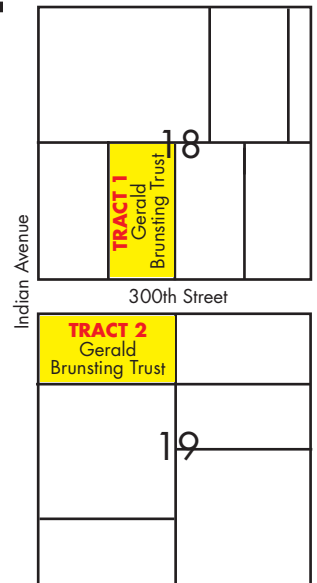
REAL ESTATE TAXES: (Tracts I & II) Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2018, as well as all prior taxes. The current net real estate taxes for Tract I is \$2,158/yr and Tract II is \$1,922/yr.

TERMS: Non-refundable, 15% down-payment day of auction per tract, with balance due on or before February 15, 2018. Possession and fall tillage will be allowed upon 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 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 February 15, 2018.

AUCTIONEERS NOTE: We are very honored to offer some of the finest tracts of unimproved farmland in Sioux County, near Hull, Iowa, which is located in the heart of livestock community, grain elevators and terminals. These farms have had excellent management and care, are well drained and in excellent state of productivity. These farms will offer excellent potential for an existing farmer or investor.

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.



Gerald Brunsting Revocable Trust

John De Koster – Attorney for Seller



BROKER/AUCTIONEER:

Del Beyer
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AUCTIONEERS:

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