

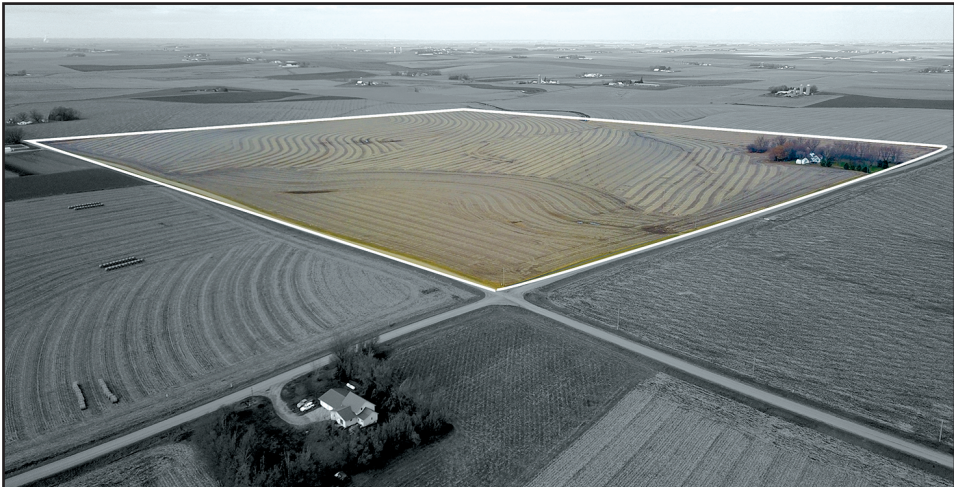
157.12 Acres, Center Twp., Sioux County

# UPCOMING FARMLAND AUCTION

FRIDAY, DECEMBER 14, 2018 AT 10:00 AM

Live auction  
with Online bidding  
available.

For information, bidding, photos & maps visit  
[www.iowaauctiongroup.com](http://www.iowaauctiongroup.com)

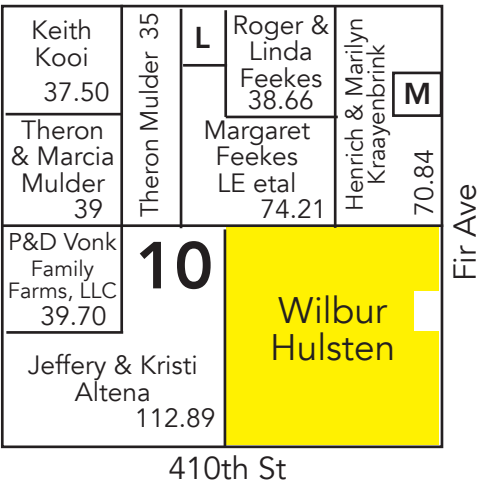


**FARM LOCATION:** This farm is located from the Pizza Hut on the South edge of Sioux Center on Hwy 75, go 4 miles west on 410th St. The farm is located at the intersection of Fir Ave and 410th St.

**AUCTION TO BE HELD AT:** The Ridge Golf Club House, 2595 Ridge Rd, Sioux Center, IA 51250

**GENERAL DESCRIPTION:** This farm is located at the intersection of 410th St, and Fir Ave, west of Sioux Center, IA. The current FSA records indicate 154.24 cropland acres with a corn base of 99.6 acres and a PLC yield of 181bu/acre. There is also a soybean base of 54.6 acres with a PLC yield of 53bu/acre. The CSR II (corn suitability rating) for this farm is 90.1 and the CSR I is 63.2. Predominant soil types are Galva with smaller amounts of Radford-Judson soils and the farm is classified Non-HEL (non-highly erodible) and is enrolled in the farm program. The current farming practice includes contour farming with farmable terraces, and has been well maintained and is in excellent state of productivity. No wet land determinations have been completed.

**LEGAL DESCRIPTION:** The Southeast Quarter (SE¼ ) of Section Ten (10), Township Ninety-five (95) North, Range Forty-six (46), West of the fifth PM, **EXCEPT** an acreage site 369 feet by 340 feet containing 2.88 acres. The acreage will be surveyed to determine boundary lines, and the total acres being conveyed are 157.12.



**METHOD OF SALE:** This farm will be sold as 1 (one) unit with the final bid being multiplied by 157.12 acres.

**REAL ESTATE TAXES:** Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2019, as well as all prior taxes. The current net real estate taxes are \$5,152 per year.

**TERMS:** Non-refundable, 15% down-payment the day of auction, with balance due on or before February 1, 2019. Current lease has been terminated. 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 should Buyer delay the closing. This sale is subject to the Seller's confirmation.

**POSSESSION:** Possession will be granted at closing February 1, 2019.

**AUCTIONEERS NOTE:** We are greatly honored to offer such a well maintained unimproved farm in Sioux County, near Sioux Center, Iowa. Whether you are an investor in Ag farmland or run a current farm operation, we definitely encourage you to consider this opportunity of investment.

**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.

## WILBUR H. HULSTEIN ESTATE

Edwin G. Doppenberg – Executor

Dan Mouw – Attorney for Estate



Del Beyer - Broker 712-348-2738  
Doug Houlton 712 251-5188  
Ben Jans 712 441-2068  
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