

# 120 ACRES IN PORTLAND TWP., PLYMOUTH COUNTY FARMLAND AUCTION

**Thursday, April 20, 2017 at 10:30 A.M.**

**THE FARM TO BE SOLD AT THE FARM SITE**

More information, photos & maps at [www.beyerauctionrealty.com](http://www.beyerauctionrealty.com)



**FARM LOCATION:** This farm is located from Craig, Iowa, 7½ mi. West on C-12 or from Akron, Iowa, 4 mi. east on C-16, 4 mi. north on K-18 and ½ mi. east on C-12. Auction signs will be posted.

**GENERAL DESCRIPTION:** Selling will be a very productive inside 120 acre tract of unimproved farmland. The current FSA records indicate 115.43 crop land acres, of which 1.81 acres are enrolled in the CRP program. The effective cropland acres are 113.62. The corn base is 23.3 acres with a PLC yield of 82 bu/acre. There are 1.81 acres enrolled in the CRP program that was enrolled in June 2012 and will expire September 30, 2022. The current annual payment is \$480/yr. The CSRII (Corn Suitability Rating II) for this farm is 66.7. The CSRI (Corn Suitability Rating I) is 53.4. Primary Soil Types are Galva, Silty Clay Loam and Kennebec-McPaul soil and is classified as HEL (highly erodible) with a conservation plan in effect and also is enrolled in the farm program. No wet land determination has been complete, however some tile has been installed and is well drained and is in excellent state of productivity.

**FERTILITY:** In the fall of 2016, 20.4 ton of 18-46-0 and 3.4 ton of 0-0-60 dry fertilizer was applied according to grid samples. This is equivalent to \$100 of fertilizer per acre and will be at no charge to the Buyer. Proof of invoice and application will be available upon request. This farm has been grid sampled and is in excellent state of productivity.

**LEGAL DESCRIPTION:** The East Half of the Northwest Quarter (E½NW¼) & Northwest Quarter Northeast Quarter (NW¼NE¼) of Section Twelve (12), Twp. Ninety-three (93) North, Range Forty-eight (48), West of the 5th P.M., Plymouth County, Iowa. Subject to public roads and easements of record. This farm will be conveyed as 120(±) acres.

**METHOD OF SALE:** The farm will be sold on a per acre bases, with final bid multiplied by 120.

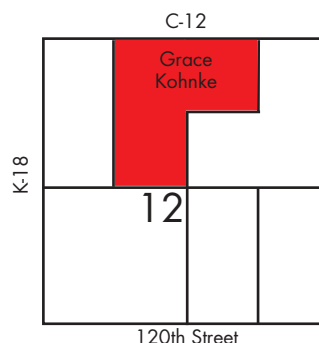
**REAL ESTATE TAXES:** Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2017, as well as all prior taxes. The current net real estate taxes are \$2,570/yr.

**TERMS:** Non-refundable, 20% down-payment day of auction, with balance due on or before May 19, 2017. Possession will be granted the day of auction. Current lease has been terminated. This farm is offered as a cash transaction 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 to Buyer for delayed closing, and the sale is subject to the Sellers confirmation.

**POSSESSION:** Possession will be granted the day of auction, April 20, 2017.

**AUCTIONEERS NOTE:** We are honored to conduct this farmland auction for Lance and Grace in Western Plymouth County located adjacent to a hard surface road between Craig and Akron, Iowa. This farm is located in a community with grain elevators and ethanol plants as well as a livestock community. This farm has had excellent management and care and is a productive and fertile well drained tract of farmland. This farm offers 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.



## Lance & Grace Kohnke, owners

**Philip De Koster – Attorney for Sellers**

**BROKER/AUCTIONEER:**

**AUCTIONEERS:**

Del Beyer  
712-348-2738

Doug Houlton  
712-251-5188

Ben Jans  
712-441-2068

Gerad Gradert  
712-539-8794

**SALES AGENT: Dustin Houlton 712-389-6862**



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