

160 Acres +/- in St. Clair Twp, Monona Co., IA

FARMLAND AUCTION

Tuesday, November 19th, 2019 @ 2:30 PM

SALE LOCATION: Auction will be held at the Willow Vale Golf Club 300 Sioux Street, Mapleton, IA. Watch for Auction Signs Day of Sale!



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Bergt Family as this is a great opportunity to buy some good tillable farmland and pasture. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

PROPERTY LOCATION:

The subject property is located on Walnut Avenue approximately 4 miles north of Ute, IA.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: NW 1/4 in Section 12 of St. Clair Township, Monona County, IA T84N, R42W.

GENERAL DESCRIPTION:

The current FSA records indicate 155.76 acres of farmland with 143.92 cropland acres with a corn base of 129.50 acres & a PLC Yield of 167. The soybean base is 13.90 acres & a PLC Yield of 63. The CSR II for this farm is 59.2 and the CSR I is 50.5.

*See farm booklet for more information.

SALE TERMS:

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 20, 2019 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. The seller will pay all of the taxes up to December 31, 2019. Buyer will be responsible for 2020 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629.

www.landservicesunlimited.com



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

KEVIN KAHLER 507-920-8060, ALLEN, RYAN & CHRIS KAHLER,
DOUG WEDEL & DAN PIKE

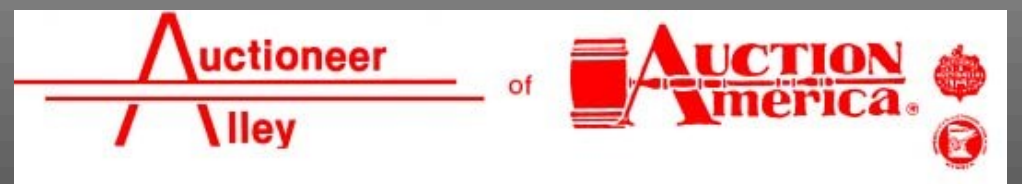
Owner:

Helen Bergt Trust



105 South State Street Fairmont, MN 56031-507-238-4318

JAMES WILSON-LEGAL COUNSEL OF FAIRMONT, MN



& ASSOCIATES:

