

JON J. JOLIN ESTATE

An excellent producing improved 303.32 acres in Liberty Township, Woodbury County, Iowa

In **3 Tracts** *At Public* **AUCTION**
Visit www.iowaland.net - for more information

Monday, December 17, 2018 10:30 a.m.

Announcements at 10:00 a.m.

AUCTION LOCATION:

American Legion Hall – 901 Topaz Drive, Sergeant Bluff, Iowa

AUCTIONEERS' NOTES:

The Jon J. Jolin Estate has incurred substantial time and expenses to present these farms in top condition. Their locations are second to none and excellent competitive grain terminals are close. Stewardship has been top-notch. We look forward to seeing you on December 17th. This is the end of an era.

SALE PROCEDURE

The initial offering will be of Tracts 1, 2 & 3, and the highest bidder will have the option to choose any tract or combination thereof until all are sold. Tracts 1 & 2 will be sold on a taxable acres basis. Tract 3 will be sold as 77.32 acres.

TRACT 1: IMPROVED 146.9 A. M/L

Farm Location: 2406 Andrew Ave., Sergeant Bluff, IA

Legal Description (Abbr.): The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Twelve (12), and the North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section Thirteen (13), all in Township Eighty-seven (87) North, Range Forty-eight (48) West of the 5th P.M., Woodbury County, Iowa.

Woodbury Co. FSA reports: 108.85 acres tillable, a 51.10 acre corn base, and a 42.66 acres soybean base. Corn yield 98 bu. Soybean yield 32 bu.

Current annual net taxes: \$4,188.00 for 146.9 taxable acres.

CSR2: 51.7 **CSR1:** 54.2

General information: Zoning is GI-General Industrial. Improvements include a 40 x 80 machine shed plus an attached 36 x 60 open front shed, a storage shed with a lean-to, 24 x 30 garage, and an excellent grove of trees with adjacent well.



TRACT 2: IMPROVED 79.1 A. M/L

Farm Location: 2416 Allison Ave., Sergeant Bluff, IA

Legal Description (Abbr.): The Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) and part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), all in Section 13, Township Eighty-seven (87) North, Range Forty-eight (48) West of the 5th P.M., Woodbury County, Iowa

Woodbury Co. FSA reports: 62.69 acres tillable, a 34.83 acre corn base, and a 27.83 acres soybean base. Corn yield 98 bu. Soybean yield 32 bu.

Current annual net taxes: \$2,536.00 for 79.1 taxable acres.

CSR2: 62.1 **CSR1:** 53.5

General information: Zoning is GI- General Industrial . Improvements include multiple usable storage buildings, 3 upright silos, and a well with well house.

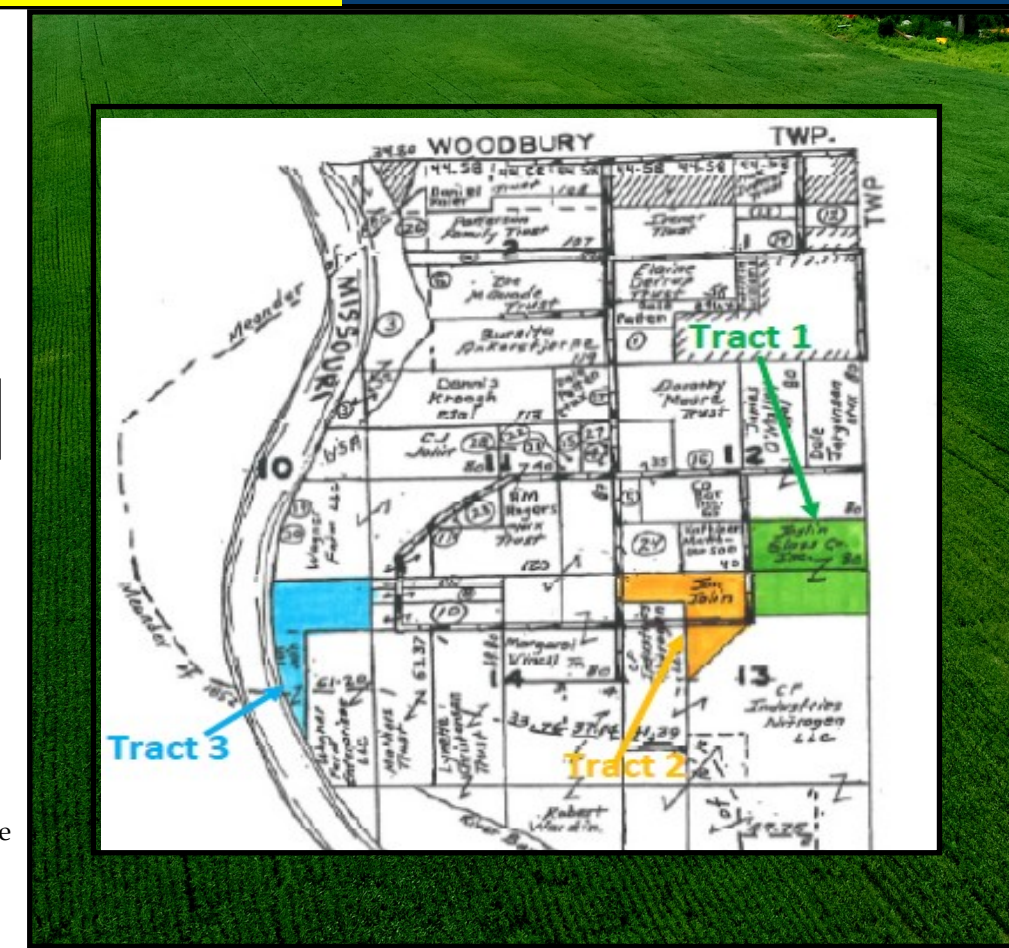


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TRACT 3: IMPROVED 77.32 A. M/L

Farm Location: 941 235th St., Sergeant Bluff, IA

Legal Description (Abbr.): 78.32 A. m/l in part of Section 15, Township Eighty-seven (87) North, Range Forty-eight (48) West of the 5th P.M., Woodbury County, Iowa

Woodbury Co., FSA reports: 80.13 acres tillable, a 64.0 acre corn base, and a 16.13 acres soybean base. Corn yield 98 bu. Soybean yield 32 bu.

Current annual net taxes: \$2,290.00

CSR2: 69.6 **CSR1:** 58.5

General information: Zoning is GI- General Industrial. Improvements include a 2 bedroom mobile home and a well and septic. Note: The machine shed and a small strip of historically tillable land along the Missouri River are not included with this property. That 16.29 A. is owned by the U.S. Government



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JOHNSON & MEIS LLP

ATTORNEYS FOR THE ESTATE

TERMS & CONDITIONS : (All Tracts)

The successful Buyer(s) shall pay 10% of the purchase price on the day of the sale and sign a Real Estate Contract that states the entire balance is due and payable when the Sellers have furnished an abstract showing merchantable title and give a Court Officer Deed. Closing is expected to be not later than January 20, 2019. Possession of the properties will be given March 1, 2019. The leases on all tracts have been terminated prior to September 1, 2018. The Sellers will pay that installment of the real estate taxes normally delinquent October 1, 2019, if unpaid, and all prior taxes, if any. All FSA figures as stated are estimates and may be subject to recon. Buyers are purchasing all tracts "as is". Any announcements made on the day of the sale supersede any previously given information. Prospective Buyers may view all tracts from the road or on site with respect given to soil conditions. For further information, contact the auctioneers.