

148.99 ACRES IN EAGLE TWP., SIOUX COUNTY FARMLAND AUCTION

Tuesday November 6, 2018 at 10:00 A.M.

This Farm will be Sold at the Farm Site

More information, photos & maps at
www.iowauctiongroup.com

FARM LOCATION: This farm is located from AgriVision John Deere north of Ireton on Hwy 10; go 2 miles west on Hwy 10 and 1 mile north on Dogwood Ave. Farm is located at the intersection of 440th St and Dogwood Ave. Auction signs will be posted.

GENERAL DESCRIPTION: This farm is located at the intersection of 440th St and Dogwood Ave, Northwest of Ireton, IA. The current FSA records indicate 148.62 cropland acres with a corn base of 89.96 acres and a PLC yield of 120bu/acre. FSA Records also indicate a soybean base of 57.04 acres with a PLC yield of 38bu/acre. The CSR II (Corn suitability rating) for this farm is 88.1 and the CSR I is 64.7. The farm is classified as NHEL (Non-Highly Erodible) and is enrolled in the farm program. This farm has been well maintained and is in excellent state of productivity.

LEGAL DESCRIPTION: The Southeast Quarter (SE 1/4) of Section Twenty-Six (26), Township Ninety-Five (95), North, Range Forty-Seven (47), West of the fifth PM, Sioux County, IA **EXCEPT**, Parcel B containing 11.01 acres recorded 2018 page 4634. Total acres being conveyed are **148.99**.

METHOD OF SALE: This farm will be sold as 1 (one) unit with the final bid being multiplied by 148.99 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 \$5,038 per year.

TERMS: Non-refundable, 15% down-payment the day of auction, with balance due on or before January 4, 2019. Prior to closing and possession, fall tillage will be allowed upon the removal of the 2018 crop. Current lease has been terminated, however tenant will be removing the 2018 crop residue. 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 January 4, 2019.

AUCTIONEERS NOTE: We are very honored to offer a well maintained unimproved farmland in Sioux County, near Ireton, Iowa. This farm has had excellent management and care and is in excellent state of productivity. Whether you're an investor in ag farmland or run a current farm operation, we 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.



Section 26
Eagle Township

Dorothy Wynja



440th Street

Dogwood Avenue



Heirs of Wes and Dorothy Wynja

Dan Mouw – Attorney for Seller

AUCTIONEERS:

Doug Houlton
712-251-5188

Dustin Houlton
712-389-6862

Del Beyer - Broker
712-348-2738

Ben Jans
712-441-2068

Office 712-722-4315

