

# SAC COUNTY, IOWA FARMLAND

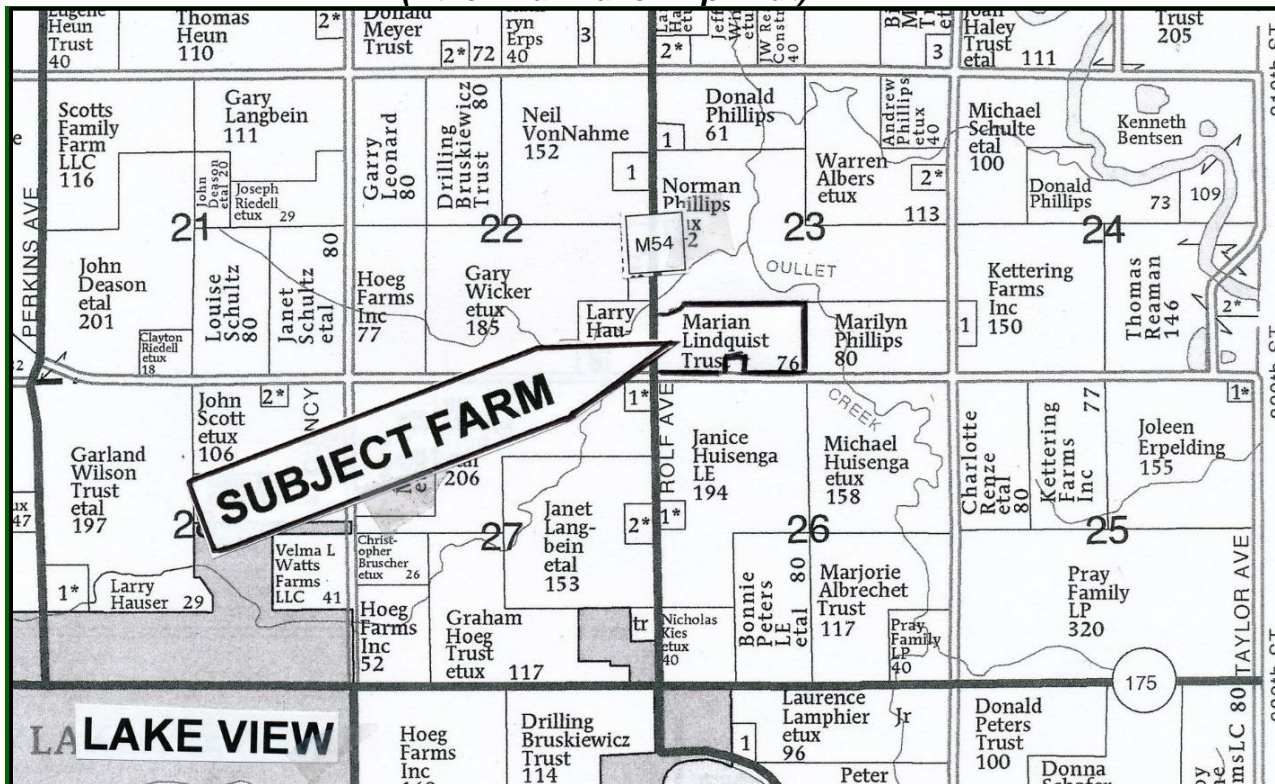
71.47 Taxable Acres in Wall Lake Township Farm to Be Sold At:

## PUBLIC AUCTION

Tuesday, December 8, 2020 at: 10:30 A.M.

► Sale to be conducted at the 4H Building, Sac County Fairgrounds, Sac City, IA. ◀  
Farm is located from LAKE VIEW, IA., (Intersection of #175 & M54, 1 mile north on M54; OR from Sac City, IA., 6 ½ miles South on M54.

(Pt. of Wall Lake Twp. Plat)



### PLEASE NOTE:

Live simulcast bidding will be available. Check our web site for more details and contact the Auctioneers to register to bid prior to sale day.

### LEGAL DESCRIPTION

S1/2 SW 1/4, Except pt., Section 23, Township 87 North, Range 36 West of the 5<sup>th</sup> P.M., (Wall Lake Township, Sac County, Iowa

### GENERAL DESCRIPTION & METHOD OF SALE

Farm will be offered on the basis of 71.47 taxable acres.  
FSA indicates: Cropland of 70.02 acres; Corn Base of 68.5 with a PLC yield of 165. This parcel is primarily all tillable, except for small pit area in the SW corner of the parcel and one other very small area. Surety Digital Soil Rating Service indicates CSR2 of 57.6.  
Current real estate taxes: \$ 1,222./year.

### TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full **on or before December 28, 2020**. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Buyer will be required to cooperate with the Seller with an IRC 1031 tax deferred exchange with no expense or liability to the Buyer. Auctioneer represents the Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

**PLEASE NOTE: Keep checking our web site for any sale updates due to the COVID-19 Virus Restrictions!**

► Check our web site for more details and/or contact the Auctioneers for more information ◀

**Marian K. Lindquist Trust, Owner**

Attorney for Owner: Nola M. Jensen, Albert City, IA.

Sale Arranged & Conducted By:

*Green Real Estate & Auction Co.*

Mike Green & Jim Green, Auctioneers

Sac City, IA., ph. 712-662-4442

[www.greenrealestate-auction.com](http://www.greenrealestate-auction.com)