

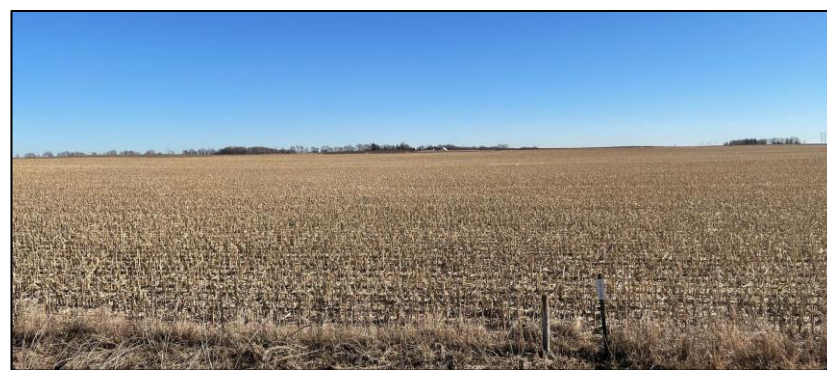
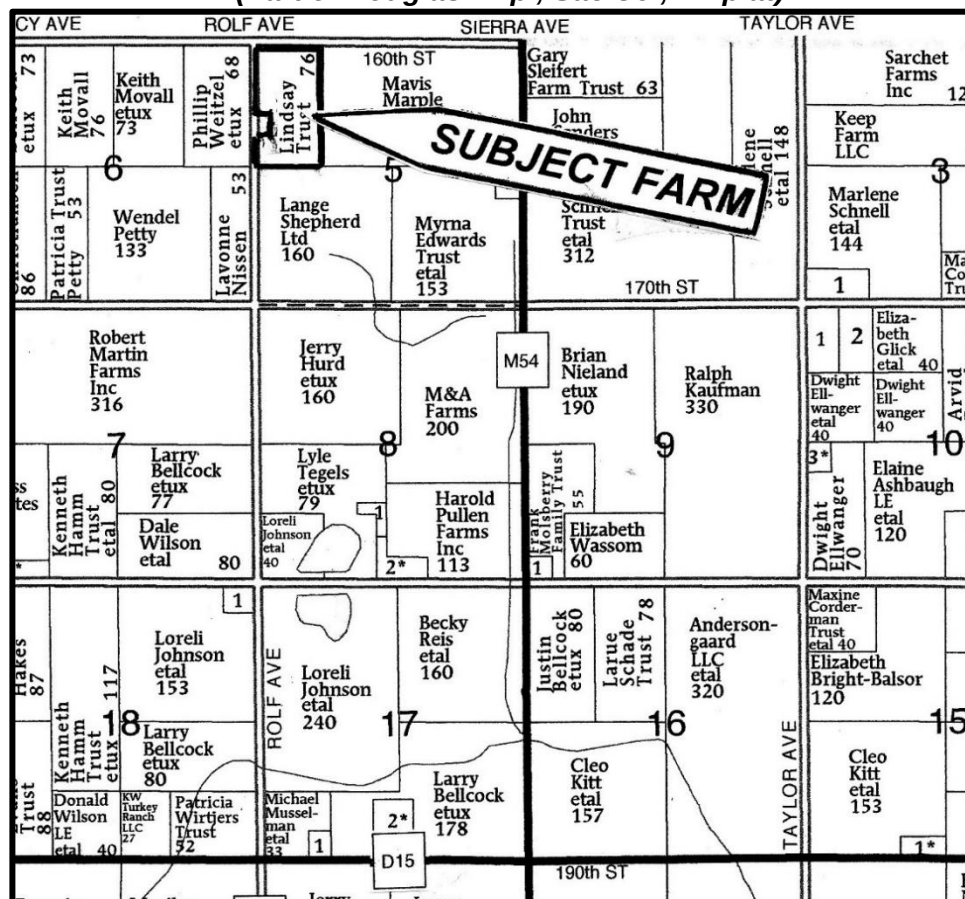
SAC COUNTY, IOWA FARMLAND

To Be Sold At:

PUBLIC AUCTION

Wednesday, January 27, 2021 at: 10:30 A.M.

Sale to be conducted in the Allee Building, Main Street, Newell, Iowa
Farm is located from Newell, IA., (Intersection of Hwy#7 & M54, 2 miles south on M54, 1 mile west on 660th Street OR from Sac City, IA., 9 miles north on M54, 1 mile west on 160th Street.
(Part of Douglas Twp., Sac Co., IA. plat)



AUCTIONEER'S NOTE

This Sale affords an excellent opportunity to acquire a well-located parcel of Sac County, Iowa land that would make a solid addition to an existing operation or an Ideal Investor – Income type property.

A common phrase of “the best investment on earth is earth itself” could not be more applicable than in today’s world. We hope this parcel can fit your farming operation or Investment needs.

LEGAL DESCRIPTION

The West 80 Acres of the NWfr1/4 of Section 5, Township 89 North, Range 35 West of the 5th P.M., Sac County, Iowa, EXCEPT Lot A of the SW1/4 NWfr1/4 of said Section 5.

GENERAL DESCRIPTION & METHOD OF SALE

Farm will be offered on the basis of 75.80 acres, more or less. This parcel is all tillable, except for normal roadway easements. This is a well-located parcel of land close to a hard surfaced road and area grain markets. Farm has enjoyed good farming practices. The lease has been terminated and full farming possession available for the 2021 crop year.

FSA rates as Cropland Acres: 73.18 with a Corn Base of 36.70 with a PLC yield of 176; Soybean Base of 33.58 with a yield index of 53.

Surety Digital Soil Service indicates CSR(2) of 74.8

Current real estate taxes are \$ 1,746.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 April 1, 2021. Possession will be given upon closing. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

CHECK OUR WEBSITE FOR INFORMATION REGARDING LIVE SIMULCAST BIDDING

Grace A. Lindsay Trust

Denise Eckerman, Trustee

Gailey & Walsh Law Office, Attorneys for Seller

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