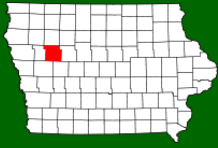


# SAC COUNTY, IOWA FARMLAND

to be sold at

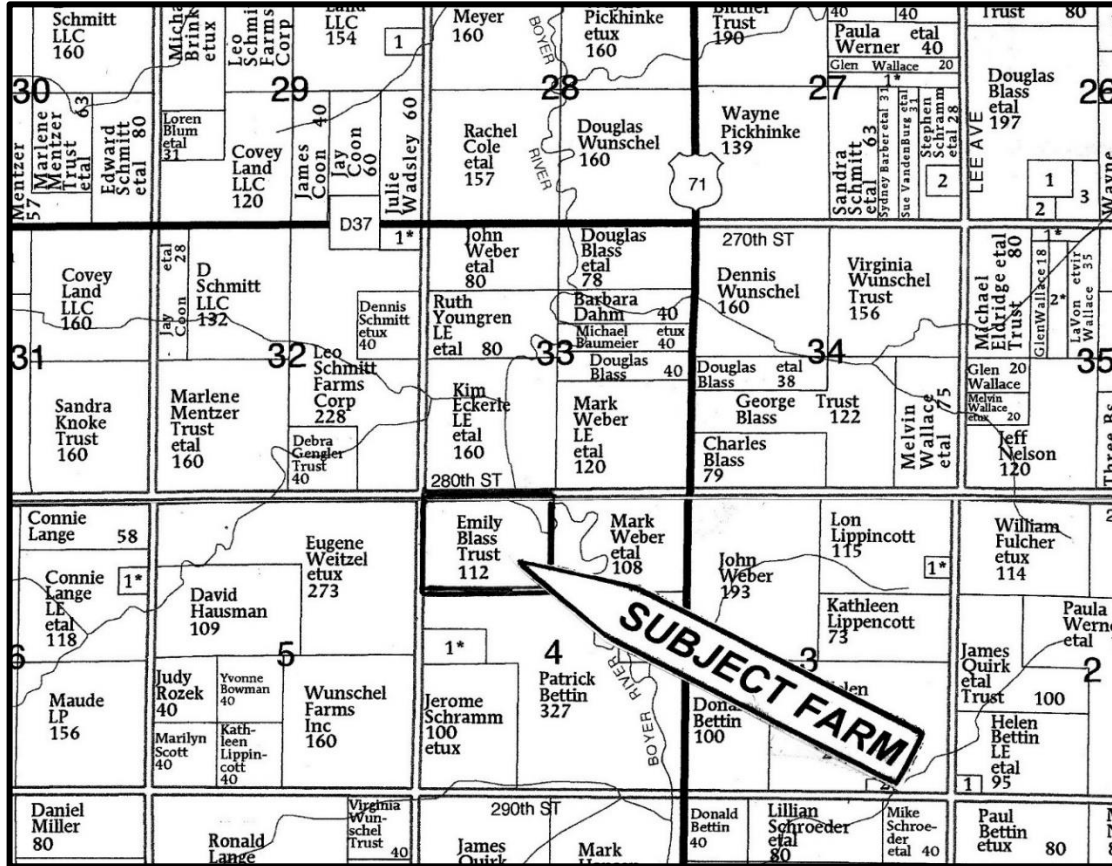


## PUBLIC AUCTION

Friday, January 29, 2021 at: 10:30 A.M.

► Sale to be conducted at the Spring Lake Country Club, 3286 IA. #471, Wall Lake, IA. ◀  
Farm is located from Early, IA., 5 miles south on #471, ½ mile west on 280<sup>th</sup> Street OR from Spring Lake Country Club (Int. of #471 & #175), 5 miles north on #471, ½ mile west on 280<sup>th</sup> Street.

(Part of Boyer Valley & Clinton Twp. Plat)



**LIVE SIMULCAST  
BIDDING AVAILABLE.  
CHECK OUR WEB SITE  
FOR MORE  
INFORMATION AND TO  
REGISTER TO BID PRIOR  
TO SALE DAY!**

### LEGAL DESCRIPTION

The Nfr1/2 of NWfr1/4, Section 4, Township 87 North, Range 37 West of the 5<sup>th</sup> P.M., Sac County, Iowa

### GENERAL DESCRIPTION

Farm will be offered on the basis of 112 gross acres. This is a highly productive parcel of Clinton Township, Sac County land that enjoys good farming practices. This gentle sloping farm is primarily all tillable, includes excellent soils, has some light terracing and the Boyer River runs through a small area in the NE corner of the farm which provides a good drainage outlet. The lease has been terminated and the Buyer will receive full farming possession for the 2021 crop year at closing. Real Estate Taxes: \$ 2,820./year.

FSA rates as follows: Cropland: 106.08 with a Corn Base of 104.90 with a PLC yield index of 182.

**Surety Digital Soil Service indicates the CSR2 of 88.9**

### TERMS OF SALE

Purchaser(s) shall pay 15% 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.

### AUCTIONEER'S NOTE

This sale affords an outstanding opportunity to acquire a well located, highly productive Sac County, Iowa farm that would make a solid addition to an existing operation or an Ideal Investor – Income Property. Contact the Auctioneers for more details.

### Emily Jean Blass Revocable Trust

Christy Swenson, Lori Blass-Adams & Juli Blass, Co-Trustees  
Joseph J. Heidenreich, Attorney for Sellers

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)