

CALHOUN COUNTY, IOWA FARMLAND

To Be Sold At

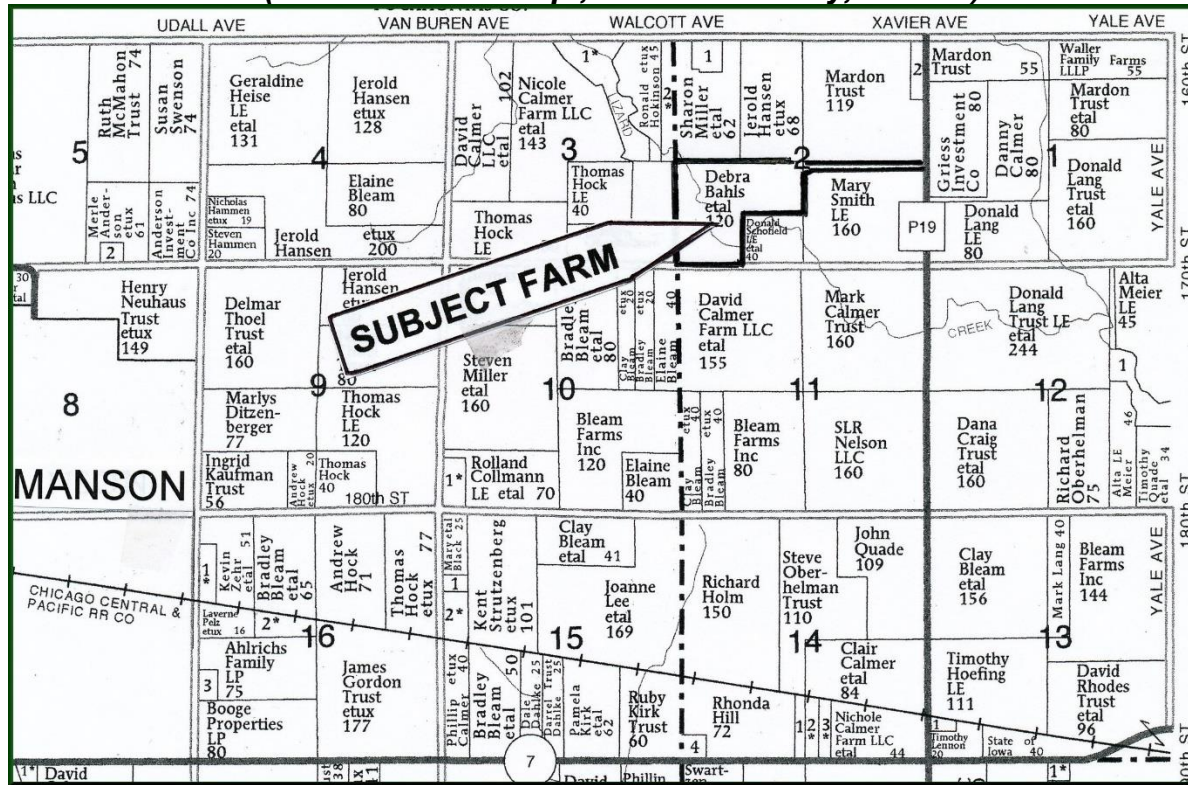
PUBLIC AUCTION

Friday, March 26, 2021

at: 10:00 A.M.

Sale to be conducted at the Manson Community Center (MACCenter), 1227 16TH St., Manson, Iowa
Farm is located from Manson, IA., 3 miles east on Hwy.#7, 2 miles north on P19, ¼ mile west on 170th
Street

(Part of Lincoln Twp., Calhoun County, IA. Plat)



This sale affords an excellent opportunity to acquire a well-located Calhoun County farm, which includes productive cropland, along with pastureland. Sells with No Lease – Buyer to receive possession for the 2021 cropyear.

NOTE:

Live Simulcast Bidding will be available. Check our website for more information and/or to Register to bid **PRIOR TO SALE DAY.**

LEGAL DESCRIPTION

SW1/4 of Section Two (2), Township 89 North, Range 31 West of the 5th P.M., Calhoun County, Iowa, EXCEPT the SE1/4 SW1/4 of said Section Two (2), Township 89 North, Range 31 West of the 5th P.M., Calhoun County, Iowa AND The North 50 feet of the SE1/4 of Section 2, Township 89 North, Range 31 West of the 5th P.M., Calhoun County, Iowa. (Full legal description of this 50-foot-wide parcel to be determined by a Survey).

GENERAL DESCRIPTION

Farm will be offered on the basis of 122 acres, more or less. This farm includes cropland with productive soils and pastureland. **FSA** rates the farm as 92.56 cropland acres with a Corn Base of 46.12 and a Soybean Base of 39.62. The balance of the farm includes approximately 26.42 acres of pastureland with a meandering creek. Real Estate taxes estimated: \$ 2,771./year

Surety Digital Soil Services indicates **CSR(2) of 81.2** for the cropland portion of the farm.

Also included with this farm is also a strip of land 50 feet in width running east from the NE corner of this farm to Xavier Avenue. This strip of land provides additional access to a portion of the subject farm.

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 30, 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. Sale is subject to District Court Approval. Any announcements made day of sale will supersede any advertising.

**Schofield Farm by Brent Taylor, Referee
in the Matter of Calhoun County District Court No. EQCV502339**

Sale Arranged & Conducted By:

Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers
Sac City, IA., ph. 712-662-4442

website: www.greenrealestate-auction.com