

IDA COUNTY, IOWA FARMLAND

To Be Sold At;

PUBLIC AUCTION

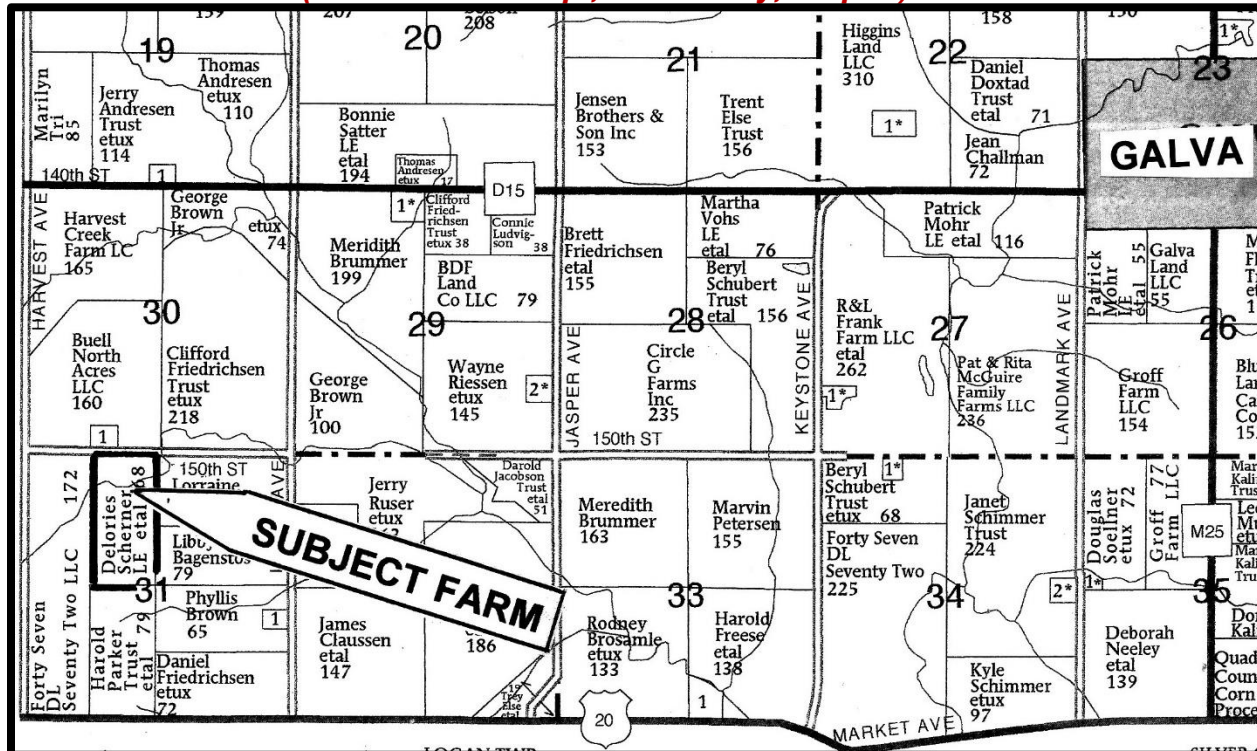
Tuesday, July 27, 2021

at: 10:00 A.M.

Sale to be held at the Lohff-Schuman Community Center, Holstein, IA.

Farm is located from Holstein, IA. (Intersection of Hwy. #59 & # 20, 2 miles east on # 20, 1 mile North on Harvest Ave., ¼ mile east on 150th Street OR From Galva, IA., 3 miles West on D15, 1 mile South on Indian Avenue, ½ mile West on 150th Street.

(Part of Galva Twp., Ida County, IA. plat)



AUCTIONEER'S NOTE

This Sale affords an outstanding opportunity to acquire a highly productive, well located parcel of Ida County Iowa farmland that would make a solid addition to an existing operation or an Ideal Investor / Income type of property.

LEGAL DESCRIPTION

The East 69 7/16ths Acres of the Northwest Quarter (NW1/4) of Section 31, Township 89 North, Range 39 West of the 5th P.M., Ida County, Iowa

GENERAL DESCRIPTION

Farm will be offered as a 69.44 acre, more less, parcel. This is a highly productive, well located parcel of Ida County farmland that has enjoyed care with good farming practices. Soils include primarily Galva and Colo-Judson soil associations.

Surety Digital Soil Service indicates CSR2 of 84.5

FSA: Cropland Acres: 68.71 with Corn Base of 36.80 and a Soybean Base of 29.80

TERMS OF SALE

Purchaser shall pay 20% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance at closing on January 4, 2022. Possession given upon closing, subject to the 2021 farm lease which will expire on March 1, 2022. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this real estate auction and resulting transactions. Any announcements made day of sale will supersede any advertising.

LIVE SIMULCAST INTERNET BIDDING

In addition to the live auction, live simulcast internet bidding will also be available. To register to bid PRIOR TO SALE Day, check out web site and/or contact the Auctioneers.

Diane Fineran, Twila Webb, David Scherner & Amy Gebers, Owners

Attorney for Sellers:

Adam Ullrich of Reimer, Lohman, Reitz, Sailer & Ullrich Law Office
25 S Main Street; Denison, IA. ph. 712-263-4627

Sale arranged and conducted by



Green Real Estate & Auction Co.

712.662.4442

www.greenrealestate-auction.com

Mike & Jim Green, Auctioneers

420 W. Main St., Sac City, IA 50583

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