

CALHOUN COUNTY, IOWA FARMLAND

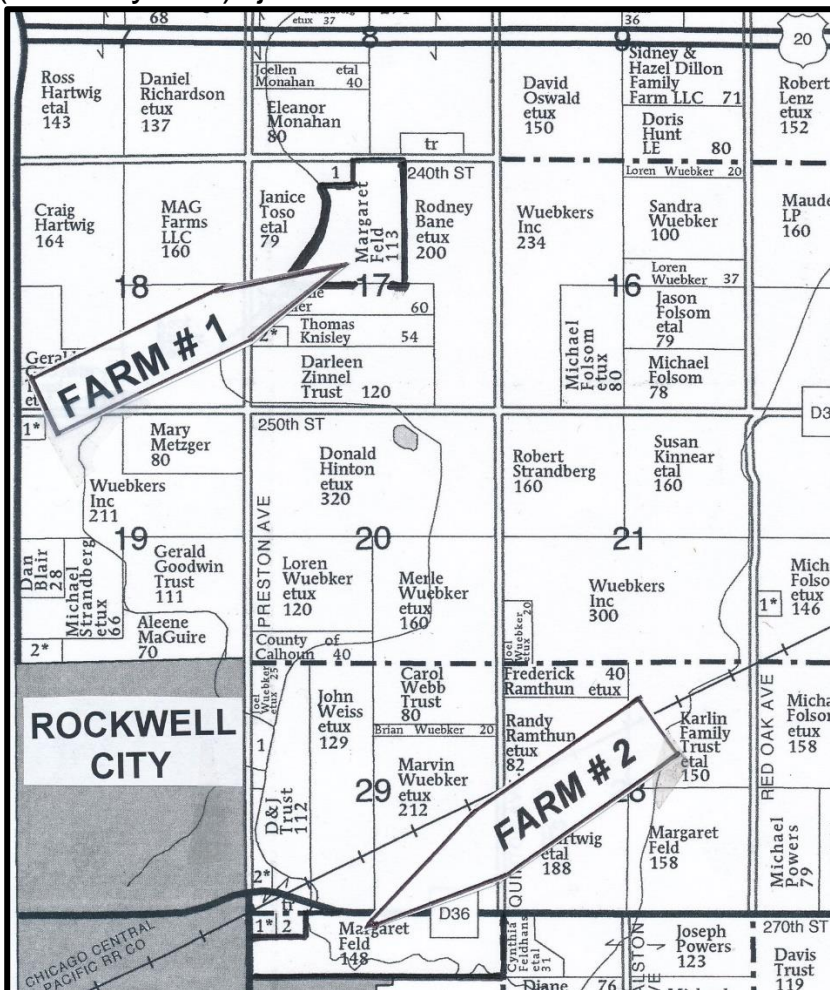
TO BE SOLD AT

PUBLIC AUCTION

Wednesday, September 15, 2021 at: 10:00 A.M.

Sale to be at the Expo Building, Calhoun County Fairgrounds, Rockwell City, Iowa

FARM # 1 is located from Rockwell City, IA., 1 mile east on D36 (Old Hwy.#20), 3 miles North on Quinton Ave., ½ mile West of 240th Street. **FARM # 2** is located just East of Rockwell City along South side of D36 (Old Hwy.#20)- just North of State Prison.



LIVE SIMULCAST BIDDING

In addition to the Live Auction, Live Simulcast Bidding will be available. To Register to Bid (at least 24 hours prior to the Auction), visit our website and/or contact the Auctioneers

AUCTIONEER'S NOTE

This sale affords a great opportunity to acquire well located, productive Calhoun County, Iowa farmland. Check our website for more information.

greenrealestate-auction.com

LEGAL DESCRIPTIONS

FARM # 1: W1/2 W1/2 NE1/4 & Part of NW1/4, lying East of DD, Except Lot A, all in Section 17, Township 88 North, Range 32 West of 5th P.M., (Center Twp.) Calhoun County, Iowa (Complete legal descriptions available from Auctioneers.

FARM # 2: N1/2 N12 of Section 32, Except parts, Section 32, Township 89 North, Range 32 West of 5th P.M., (Center Twp.) Calhoun County, Iowa (Complete legal descriptions available from Auctioneers)

GENERAL DESCRIPTION & METHOD OF SALE

FARM # 1 will be offered as a 113 acre, m/l, unit. **FSA DATA:** Cropland Acres: 109.97 of which 6.97 acres are enrolled in a CRP program. (3.30 acres @ \$ 253.24/Acre - \$ 836./yr). & expires on September 30, 2022 AND 3.67 acres @ \$ 235./Acre- \$ 862./yr.) & expires on September 30, 2028). Corn Base of 43.70 with a PLC yield index of 157; Soybean Base of 58.38 with a yield index of 46.

Surety Digital Soil Service indicates: CSR2 of 83.9

There is a 7,200 bu. metal grain bin w/air included with this farm.

FARM # 2 includes 141.34 taxable acres and will be offered as two parcels: **Parcel A:** (East portion of farm): A 74.73 acre, m/l, parcel AND **Parcel B:** (West portion of farm): A 66.61 acre, m/l, parcel. The successful bidder may select Parcel A, Parcel B or both parcels, In the event the high bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will then be offered.

FSA DATA: (Entire Farm): Cropland Acres: 108.37 and an additional 15.65 acres that are enrolled in a CRP type of program @ \$ 79.20./Acre and the contract expires on September 30, 2023. The balance of the farm includes grass/pastureland areas, a meandering creek and outdoorsman recreational type of land. Estimated Cropland Acres for Parcel A: 53.82 plus 9.36 acres of the CRP program are included with this Parcel AND Parcel B: 54.55 Cropland plus 6.29 acres of the CRP program are included with this Parcel. In the event this farm sells in Parcels, FSA will compute the exact split of cropland & CRP acres. The CRP contract will be assigned to the Buyer(s).

Surety Digital Soil Service indicates: CSR2 of 83 for the cropland acres for the entire farm; CSR2 of approx. 82.5 for Parcel A cropland AND CSR2 of 83.5 for Parcel B cropland.

There is a 13,000 bu. metal grain bin included with farm as well.

TERMS OF SALE

Purchaser(s) shall pay 10% of the respective sales price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before December 3, 2021. Possession given upon closing, subject to current lease which expires on March 1, 2022. There are no Buyer contingencies of any kind- all potential bidders are to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this sale. Any announcements made day of sale will supersede any advertising.

Sale Conducted By:

Green Real Estate & Auction Co.

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

Mike Green & Jim Green, Auctioneers

Owners:

FELD FAMILY MEMBERS

Attorney for Owners: Jake Thompson, Rockwell City, IA

website: www.greenrealestate-auction.com