

BUENA VISTA, IA. & SAC COUNTY, IA. FARMS

To Be Sold At:

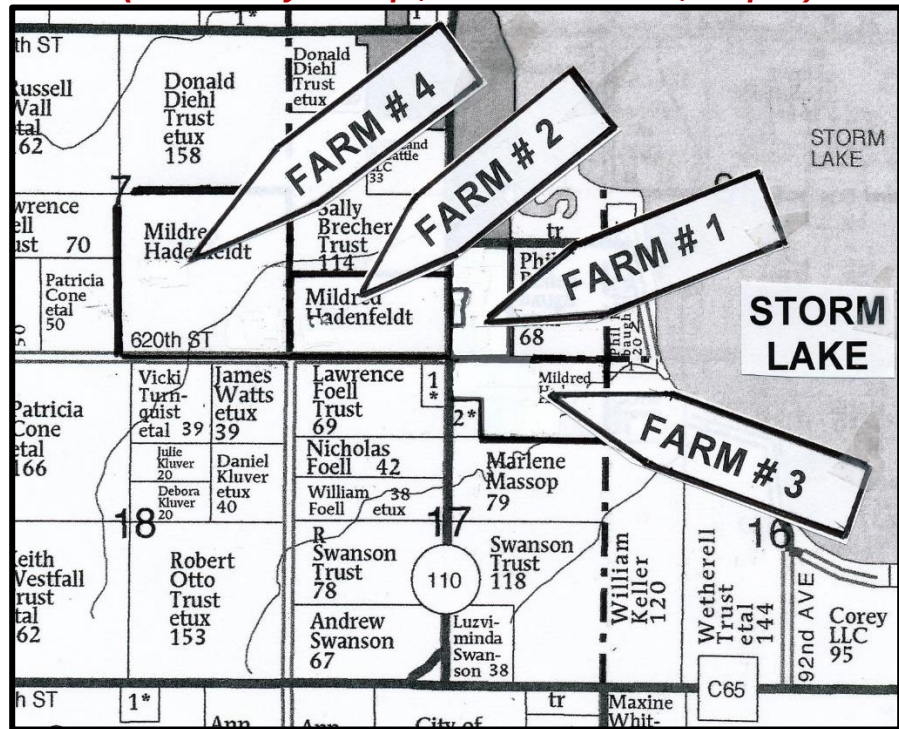
PUBLIC AUCTION

Thursday, September 30, 2021 at: 10:00 A.M.

► Sale to be conducted at the Columbus Club, Storm Lake, IA. ◄

Farms # 1,#2,#3 & #4 are located from the Storm Lake, IA. Airport, 1 mile North along Hwy.#110; Farm # 5 is located from the Storm Lake Airport, 2 ½ miles West on #110/C65, 3 miles South on Hwy. #110 OR From Schaller, IA., 3 ½ miles North on Hwy. #110; Farm # 6 is located from Farm # 4: ½ mile South on Hwy. #110, 2 miles West on 170th Street.

(Part of Hayes Twp., Buena Vista Co., IA. plat)



BUENA VISTA COUNTY FARMS

(Legal Descriptions available from Auctioneers)

FARM # 1: A 37.05 acre, m/l, parcel located around the Lois R. and Ralph E. Cole Museum in Section 8 of Hayes Township. (The Museum property is not included with this farm parcel). FSA: Cropland: 35.3; Corn Base: 21.2; Soybean Base: 11.7; Enrolled in ARC CO. RE Taxes: \$ 1,120./yr. **CSR2: 92.**

FARM # 2: An 80 acre, m/l, parcel located just west across the road from Farm # 1 in Section 8 of Hayes Twp. FSA: Cropland: 76.7; Corn Base: 42.6; Soybean Base: 32.6. Enrolled in ARC CO. RE Taxes: \$ 2,944./yr. **CSR2: 94.7**

FARM # 3: A 70.55 acre m/l, parcel that adjoins Farm # 1 to the South. Located in Section 17 of Hayes Township. FSA: Cropland: 65.5+/-;Corn Base: 51.3; Soybean Base:14.9; Enrolled in ARC Co. RE Taxes: \$ 2,614./yr. **CSR2: 93.2**

FARM # 4: A 160 acre, m/l, parcel located just west of Farm # 2 in Section 7 of Hayes Twp. FSA: Cropland: 146.8; Corn Base: 72.6; Soybean Base:64.8; RE Taxes: \$ 5,880./yr. **CSR2: 93.3**

NOTE: FARMS # 1, # 2 & # 3 will be offered with successful high bidder to have choice of these 3 parcels. In the event, the high bidder selects all 3 parcels, the sale of these 3 parcels is over. In the event, the high bidder selects 1 or 2 parcels, the remaining parcel(s) will then be sold. Following the sale of Farms # 1, # 2, & # 3, Farm # 4 will be sold, followed by the Sac County farms

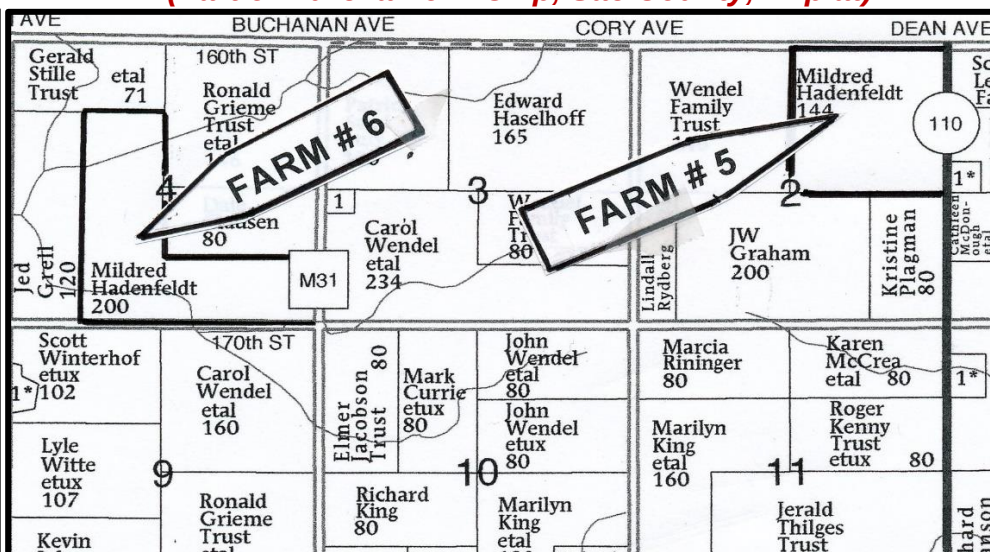
(Part of Eureka Township, Sac County, IA plat)

SAC COUNTY FARMS

(Legal Descriptions available from Auctioneers)

FARM # 5: A 144.56 acre, m/l, parcel located in Section 2 of Eureka Township, Sac County, Iowa. FSA: Cropland: 138.49; Corn Base: 67.9; Soybean Base: 67.8; ARC CO (Beans); PLC (Corn) RE Taxes: \$ 4,060./yr. **CSR2: 96.5**

FARM # 6: A 200 acre, m/l, parcel located in Section 4 of Eureka Township, Sac County, Iowa. FSA: Cropland: 175.15; Corn Base: 111.3; Soybean Base: 59.7. ARC CO (Beans); PLC (Corn); RE Taxes: \$ 5,306./yr. **CSR2: 92.8**



SIMULCAST INTERNET BIDDING: In Addition to the Live Auction, Live Simulcast Internet Bidding will be available. To Register to bid **AT LEAST 24 HOURS PRIOR TO THE SALE**, visit: greenrealestate-auction.com and/or contact the Auctioneers.

TERMS

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 December 8, 2021. Possession will be given upon closing. Buyers will be allowed to enter the properties to do fall tillage and fertilization after the current crops are harvested. Real Estate Taxes will be pro-rated to the date of 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.

AUCTIONEERS' NOTE

This sale affords an **OUTSTANDING OPPORTUNITY** to acquire well located, **HIGH QUALITY Buena Vista and Sac County farmland** that would make a solid addition to an existing operation or Ideal Investor – Income type properties. Visit our websites for more information and/or Contact the Auctioneers.

Mildred V. Hadenfeldt Estate, Owner

Executor of the Estate: Kyle Cejka

Attorney for Owner: Dan Connell, Storm Lake, IA.

Sale Arranged & Conducted By:

Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers

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

greenrealestate-auction.com

Cone Auctions

Kevin Cone, Auctioneer

Storm Lake, IA.,ph.712-299-4258

iowaauctiongroup.com