

# BUENA VISTA COUNTY, IOWA FARM

TO BE SOLD AT:

## PUBLIC AUCTION

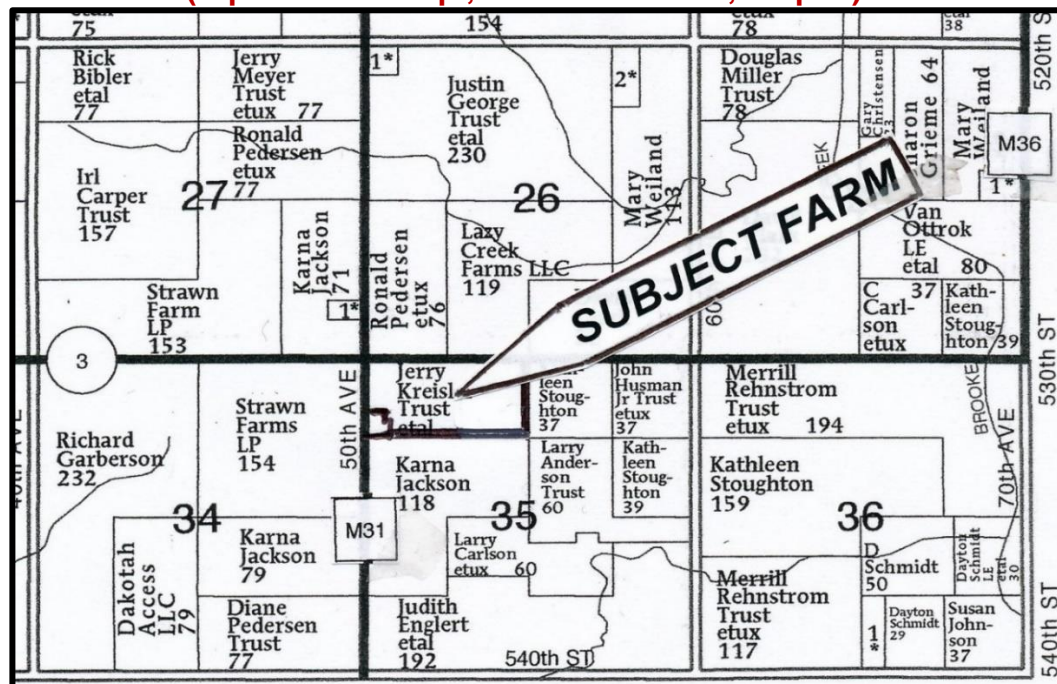
Tuesday, September 21, 2021

at: 10:00 A.M.

Sale to be held at the Alta, Iowa Community Center, Alta, Iowa

Farm is located at 516 Hwy. # 3, Alta, IA. From Alta, IA., 5 miles North on M31 OR From Hwy. #3 & #71 Truck Stop, 8 miles west on Hwy. #3.

(A part of Elk Twp., Buena Vista Co., IA. plat)



### LEGAL DESCRIPTION

The N1/2 NW1/4, Except Parcel C & E of Section 35, Township 92 North, Range 38 West of the 5<sup>th</sup> P.M., Buena Vista County, IA.

### GENERAL DESCRIPTION

Selling a 71.88 acre, m/l, parcel of highly productive Buena Vista County, IA farmland located North of Alta, Iowa in Section 35 of Elk Township.

This well located parcel includes high quality cropland, income from 3 wind turbines, an area leased out for a staging / storage area, and an older rural home/acreage with a set of older outbuildings.

**FSA INFO:** Cropland Acres: 64.5; Corn Base of 35.3 with a PLC yield index of 173; Soybean Base of 19.1 with a yield index of 51. Enrolled in ARC-CO.

**Surety Digital Soil Services indicates CSR(2) of 95.2 for the cropland portion of the farm.**

**Home/Buildings:** Includes an older one-story home w/approx. 1,352 square feet, along with a basement; an older set of farm type improvements; and a grain bin. Buyer will be responsible to enter into a Time of Transfer Agreement with the Buena Vista County Sanitarian and will be responsible for any septic systems requirements.

**Wind Turbine Easement & Staging area lease:** There are 3 wind turbines located along the south boundary of this farm and an area in the NW corner of the property which is leased to the wind energy company. The easement and lease will be assigned to the Buyer. Contact the Auctioneers for more details and/or for a copy of the easement or lease agreement.

Current Real Estate Taxes: \$ 2,614./year.

### 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 in full on or before December 10, 2021. Possession given upon closing, subject to farm lease, which has been terminated and expires on March 1, 2022. There are no Buyer contingencies of any kind – all potential buyers are expected 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.

### LIVE SIMULCAST BIDDING

In addition to the Live Auction, Live Simulcast Internet Bidding will be available. To Register to Bid, **AT LEAST 24 HRS. PRIOR TO THE SALE**, check our web site and/or contact the Auctioneers.

**Wade Bode and Jerry Kreisler Irrevocable Trust, Owners**  
Attorney for Owners Adam Ullrich, Reimer, Lohman, Reitz, Sailer & Ullrich, Denison, IA  
Sale conducted by



*Green Real Estate & Auction Co.*

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

Mike Green & Jim Green, Auctioneers

[www.greenrealestate-auction.com](http://www.greenrealestate-auction.com)