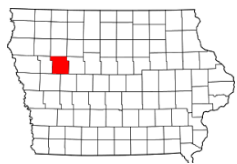


# SAC COUNTY, IOWA FARMLAND

To be sold at



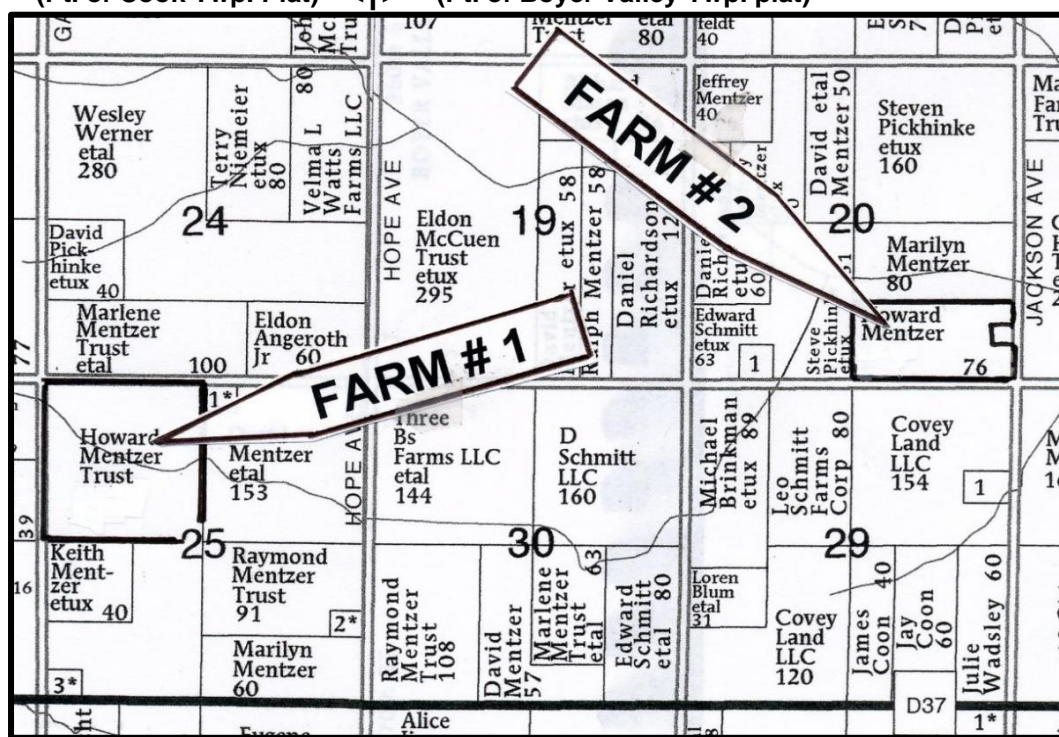
## PUBLIC AUCTION

Friday, October 1, 2021 at: 10:00 A.M.

► Sale to be conducted at the Spring Lake County Club ◀

FARM #1 is located from Early, IA., 4 miles South on Karr Ave./#471, 4 miles West on D37, 1/2 mile North on Gard Avenue OR From Odebolt, IA., 5 1/2 miles North on M43, 1 mile East on D37, 1/2 mile North on Gard Avenue. FARM # 2 is located from Early, IA., 3 miles South on Karr Ave./#471, 1 mile West on 260<sup>th</sup> Street

(Pt. of Cook Twp. Plat) ◀▶ (Pt. of Boyer Valley Twp. plat)



### SIMULCAST INTERNET 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**, visit our website and/or Contact the Auctioneers

### AUCTIONEER'S NOTE

This sale provides an outstanding opportunity to acquire well located, highly productive Sac County farmland that would make a solid addition to an existing operation or an Ideal Investor – Income type properties. Visit our website for more information and/or contact the Auctioneers

### LEGAL DESCRIPTIONS

**FARM # 1:** The NW1/4 of Section 25, Township 88 North, Range 38 West of the 5<sup>th</sup> P.M., Sac County, IA

**FARM # 2** The S1/2 SE1/4) of Section 20, Township 88 North, Range 37 West of the 5<sup>th</sup> P.M., Sac County, IA, EXCEPT a 4 acre parcel located in the E1/2 SE1/4 SE1/4 (building site which is not included with this farm).

### GENERAL DESCRIPTION AND METHOD OF SALE

**FARM # 1** will be offered on the basis of 155.58 taxable acres and sells one parcel. FSA Data: Currently this farm is a part of a larger unit, however FSA estimates the cropland acres of 146.52, subject to a formal split by the FSA office. **(Please note change of estimated cropland acres. Original estimated crop acres apparently included a 5.66 acre waterway.)**

**Surety Digital Soil Service indicates CSR2 of 91.7**

There is a wind turbine being constructed on this parcel and the wind turbine easement will be assigned to the Buyer at closing. The turbine easement agreement provides an attractive additional income stream. For details of the wind turbine easement, contact the Auctioneers. Real Estate Taxes: \$ 4,318./year

**FARM # 2** will be offered on the basis of 76 acre, m/l. FSA: Cropland acres: 71.50; Corn Base of 57.40 with a PLC yield index of 200; Soybean Base of 9.30 with a yield index of 54; and a Wheat Base of 1.90 with a yield index of 37. Currently enrolled in ARC CO. Real Estate Taxes: \$ 2,044./year

**Surety Digital Soil Service indicates CSR2 of 92.**

### 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 9, 2021. Possession will be given upon closing, subject to the existing farm leases which expire on March 1, 2022. 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 Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising.

Owners:

**Matthew Mentzer; Daniel Mentzer  
Michael Mentzer and Michelle L. Johnstone**

Attorney for Owners: Kevin Murray, Sac City, IA.

Sale Arranged & Conducted By:



*Green Real Estate & Auction Co.*

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

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