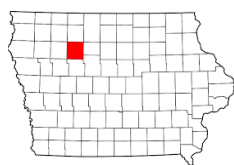


POCAHONTAS COUNTY, IA. FARMLAND

To Be Sold At



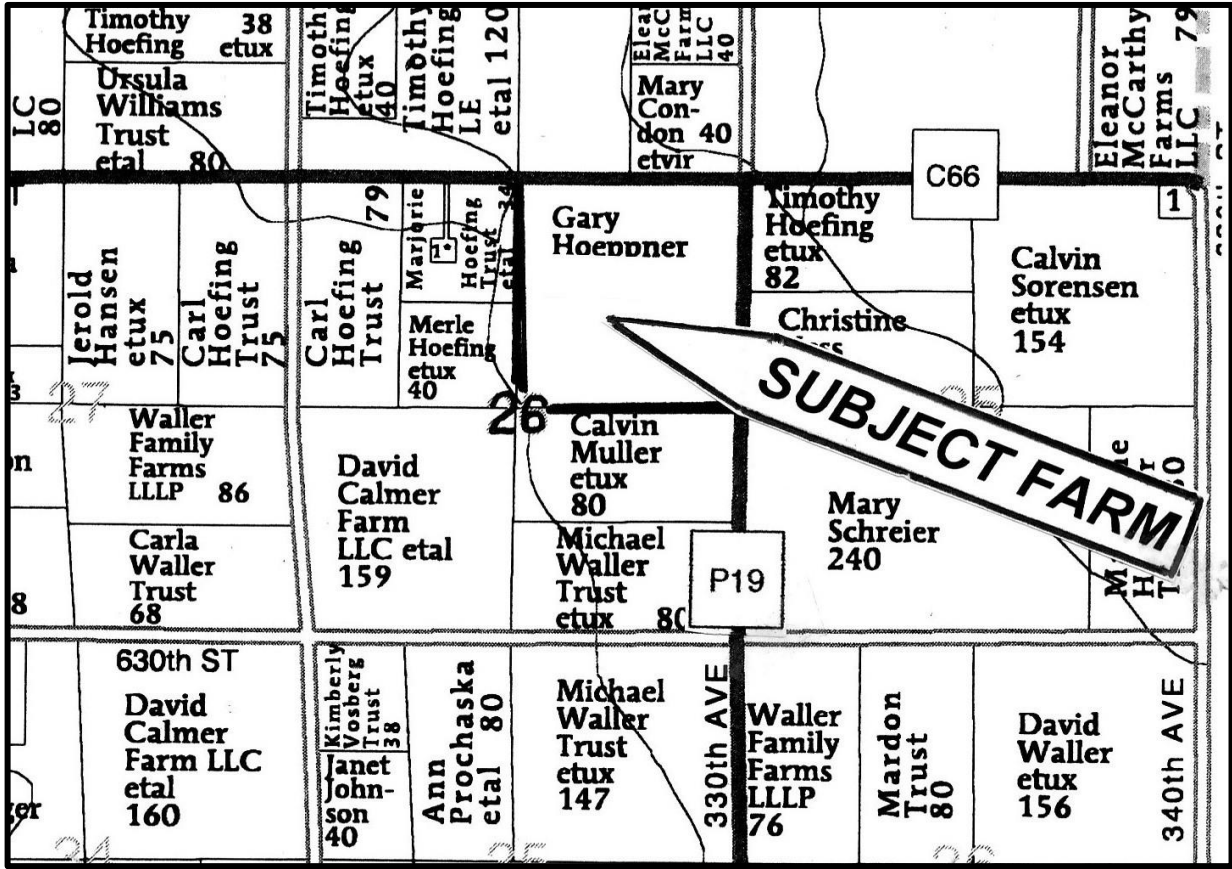
PUBLIC AUCTION

Thursday, November 4, 2021 at: 1:30 P.M.

Sale held at the MAC Community Center (1227 16th St.), Manson, Iowa

Farm is located from Manson, IA, 3 miles East on Hwy. # 7, 4 ½ miles North on P19; OR From Palmer, IA., 3 miles South on 260th Ave., 6 1/2 miles East on C66; OR From Clare, IA., 6 miles West on C66.

(Part of Lizard Twp., Pocahontas County, IA.)



AUCTIONEER'S NOTE

This Sale affords an Excellent Opportunity to Acquire High Quality Pocahontas County, IA. farmland that would make a solid addition to an existing operation or an Ideal Investor – Income type property. Visit our website for more information and/or contact the Auctioneers.

LEGAL DESCRIPTION

The NE1/4 of Section 26, Township 90 North, Range 31 West of the 5th P.M., Pocahontas County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

Farm is being offered on the basis of 153.67 taxable acres. This is well located, highly productive Pocahontas County farm located in Section 26 of Lizard Township and will be offered as two parcels: **PARCEL # 1:** Being the West Half and offered on the basis of 78.49 taxable acres and **PARCEL # 2:** Being the East Half and offered on the basis of 75.18 taxable acres. The Successful Bidder may select Parcel # 1, Parcel # 2 or select 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 INFORMATION: Cropland Acres:153.55 with a Corn Base of 77.67 w/PLC yield index of 156; Soybean Base of 75.88 with a yield index of 43.

**Surety Digital Soil Rating Service indicates: CSR2 of 86.1 for the entire farm
Estimated for Parcel # 1: CSR2 of 87.1 and Parcel # 2: CSR2 of 85.**

Current Real Estate Taxes: 4,308./yr. and will be pro-rated to date of closing.

TERMS OF SALE

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 on or before December 15, 2022. Possession given upon closing, subject to the 2021 farm lease which has been terminated and 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.

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will be available. To Register to Bid, **AT LEAST 24 HOURS PRIOR TO THE SALE**, visit our website and/or Contact the Auctioneers.

Mr. & Mrs. Gary Hoeppner, Sellers

Attorney for Sellers: Jake Thompson, Rockwell City, IA.

Sale Arranged & Conducted By:



Green Real Estate & Auction Co.

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

website: www.greenrealestate-auction.com