

SAC COUNTY, IOWA FARMLAND

43.17 Acre Parcel of Clinton Township Farmland To Be Sold At:

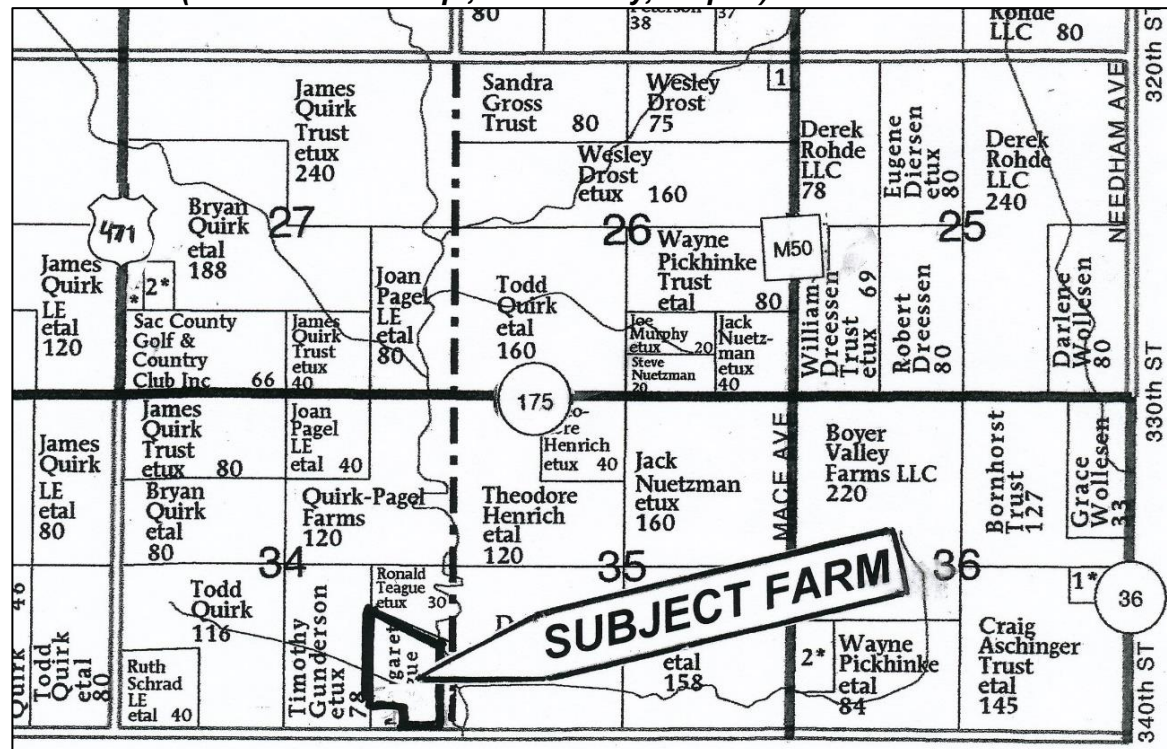
PUBLIC AUCTION

Friday, March 11, '22 at: 10:00 A.M.

Sale to be conducted at the VFW Hall, North 5th Street, Sac City, IA.

Farm is located from Spring Lake Country Club, 1 mile South, 3/4 mile East on 340th Street; OR From the Intersection of # 175 & M50 (North of Wall Lake, IA.) 1 mile South on M50, 1 mile West on 340th Street.

(Part of Clinton Twp., Sac County, IA. plat)



SIMULCAST INTERNET BIDDING

In addition to the Live Auction, 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.

LEGAL DESCRIPTION

Lot 2 of Lot B of the SE1/4, Section 14, T87N, R37W of 5th P.M., Sac County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

Farm will be sold on the basis of 43.17 surveyed acres. FSA currently has this parcel combined with other land, however, indicates Cropland Acres of approximately 42.35.

Surety Digital Soil Service indicates CSR2 of approx. 62.4

The farm is leased on a cash rent basis at \$ 10,247.50/year and the lease expires on March 20, 2026. Seller will assign all right, title and interest in and to the existing farm lease, along with the rent due on March 20, 2022 and all future rents due during the term of the existing lease to the Purchaser(s).

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 April 20, 2022. Possession will be given upon closing, subject to the current farm lease which expires on March 20, 2026. Real Estate taxes will be pro-rated to 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.

Margaret A. Teague, Owner

Ronald E. Teague, POA

Attorney for Estate: Charles A. Schulte, Sac 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