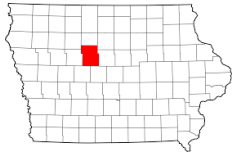


WEBSTER COUNTY, IOWA FARMLAND

To Be Sold At:



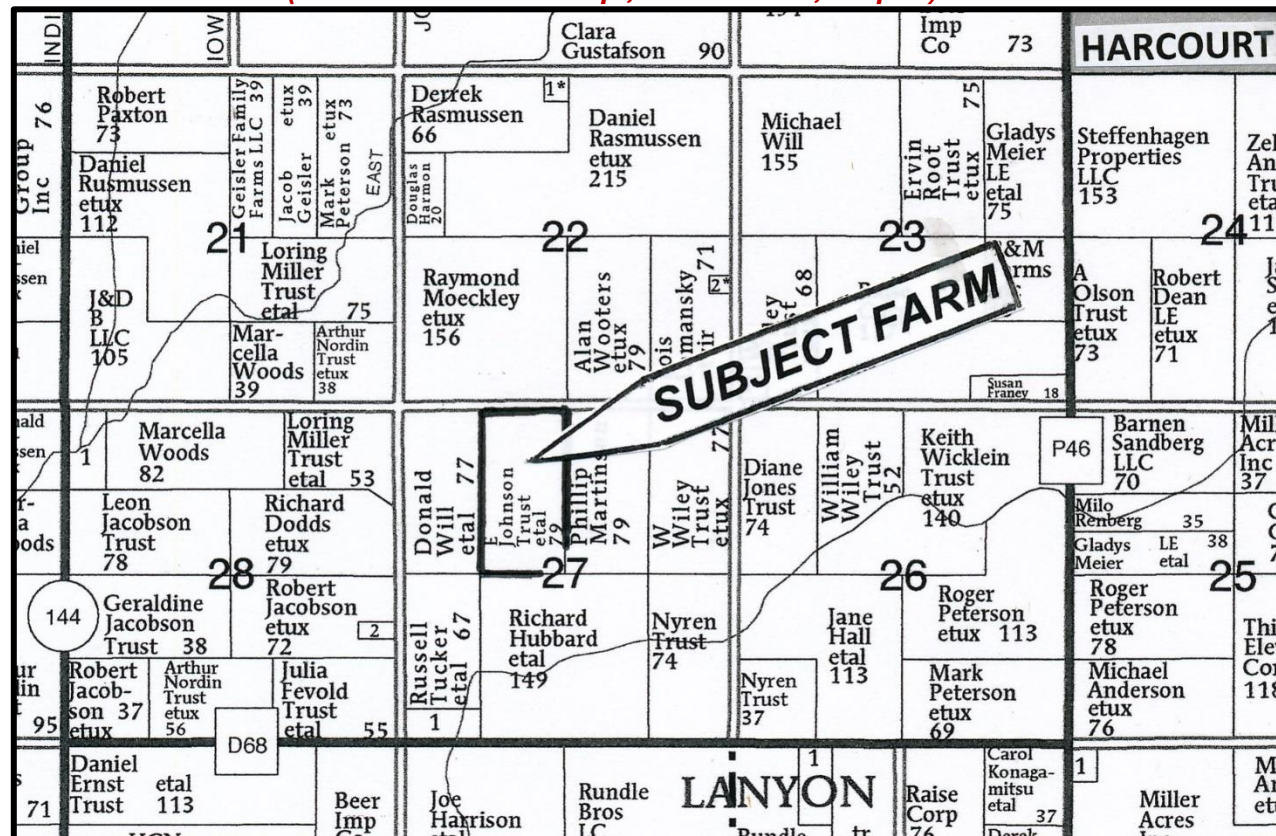
PUBLIC AUCTION

Tuesday, August 23, 2022 at: 10:00 A.M.

► **Sale to be conducted at the Heartland Bank Community Room in Gowrie, IA. ◀**

Farm is located from Gowrie, IA, 1 ½ mile east on #175, 2 miles South on 144, 1 ¼ mile East on 380th Street; OR From Paton, IA., 5 miles North on #144, 1 ¼ mile East on 380th Street

(Part of Lost Grove Twp., Webster Co., IA. plat)



LIVE SIMULCAST INTERNET BIDDING

In addition to the Live Auction, live Simulcast Internet Bidding will also be available. To Register to bid **AT LEAST 48 HRS. PRIOR TO THE AUCTION**, visit our website and/or Contact the Auctioneers

LEGAL DESCRIPTION

E1/2 NW1/4, Section 27, Township 86 North, Range 29 West of the 5th P.M., Webster County, Iowa

GENERAL DESCRIPTION

This is a well located, highly productive parcel of Webster County farmland. Will be offered as a 79 acre unit. **FSA:** Cropland Acres of 78.15; Corn base of 39.50 with a PLC yield index of 168; Soybean Base of 38.65 with a yield index of 47. Farm has been enrolled in ARC County.

Surety Digital Soil Service indicates CSR(2) of 81.9

Farm is served by Drainage District (DD20) and there appears to be a county main running through the NW corner of this parcel. Farm has enjoyed good farming practices.

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 in full on or before October 7, 2022. Possession will be given upon closing, subject to the existing lease (which has been terminated) and will expire on March 1, 2023. 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.

AUCTIONEER'S NOTE

This sale affords an Outstanding Opportunity to acquire a well located, highly productive parcel of Webster County farmland that would make a solid addition to an existing operation and/or an Ideal Investor – Income type property. For more information, visit our website for more information.

Carolyn J. Thomas, Owner

Attorney for Seller: Nicholas Cochrane, Fort Dodge, 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