

CALHOUN COUNTY, IOWA FARMLAND

To Be Sold At:

PUBLIC AUCTION

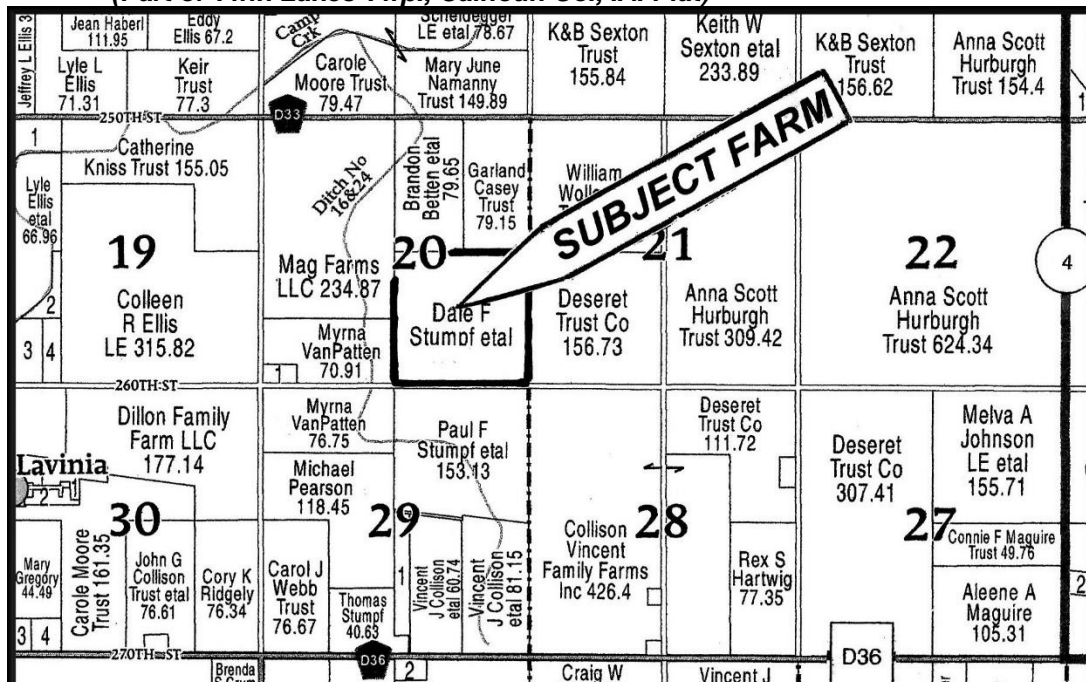
Friday, November 4, 2022

at: 10:00 A.M.

Sale conducted at the Expo Building, Calhoun County Fairgrounds, Rockwell City, IA

Farm is located from Rockwell City, 1 mile west to Hwy. #4, 1 mile north on Hwy.#4, 2 miles west on 260th Street; OR From Lytton, IA., 7 miles east on D36, 1 mile north on Jennings Avenue, ½ mile east on 260th Street.

(Part of Twin Lakes Twp., Calhoun Co., IA. Plat)



LEGAL DESCRIPTION

The SE1/4 of Section 20, Township 88 North, Range 33 West of the 5th P.M., Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

This highly productive 160 acre farm will be offered as (2) – 80 acre, m/l, parcels. PARCEL # 1: West ½ of farm and PARCEL # 2: East ½ of farm. PARCEL # 1 is a bare parcel which is all tillable, except for normal roadway easement. PARCEL # 2 includes a small bin site with 2 metal grain bins (Approx. 11,000 bu. & 10,500 bu.) with the balance of this parcel being all tillable, except for normal road easement. The parcels will be sold with the high successful bidder to have choice of Parcel # 1, Parcel # 2 or may select both parcels. In the event the successful bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will then be sold.

FSA: Currently carried as one unit and rates as: Cropland: 157.04 with a Corn Base of 82.90 and a Soybean Base of 74.14.

Real Estate Taxes: Parcel # 1: 2,440./yr.; Parcel # 2: \$ 2,380./yr.

Surety Digital Soil Service indicates:

CSR2 for whole farm at 86.3; Parcel # 1: 87.9 and Parcel # 2: 84.7.

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 December 29, 2022. Possession will be given upon closing, however the Seller will retain possession of the grain bins on Parcel # 2 until on or about July 31, 2023. There are no buyer contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this sale. Any announcements made day of sale will supersede any advertising.

LIVE SIMULCAST INTERNET BIDDING

There will be Live Simulcast Internet Bidding available, along with the Live Auction. To Register to Bid **AT LEAST 48 HRS. PRIOR TO THE SALE**, visit our website and/or contact the Auctioneers.

AUCTIONEERS NOTE

This sale affords an Excellent Opportunity to acquire productive Calhoun County, IA. farmland that enjoys good farming practices and would make a solid addition to an existing operation or Ideal Investor/Income type property.

Dale F. Stumpf Estate, Owner

Executor of Estate: Paul F. Stumpf

Attorney for Estate: Frank Comito, Carroll, 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