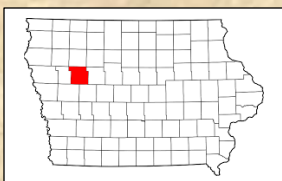


SAC COUNTY, IOWA FARM



To Be Sold At

PUBLIC AUCTION

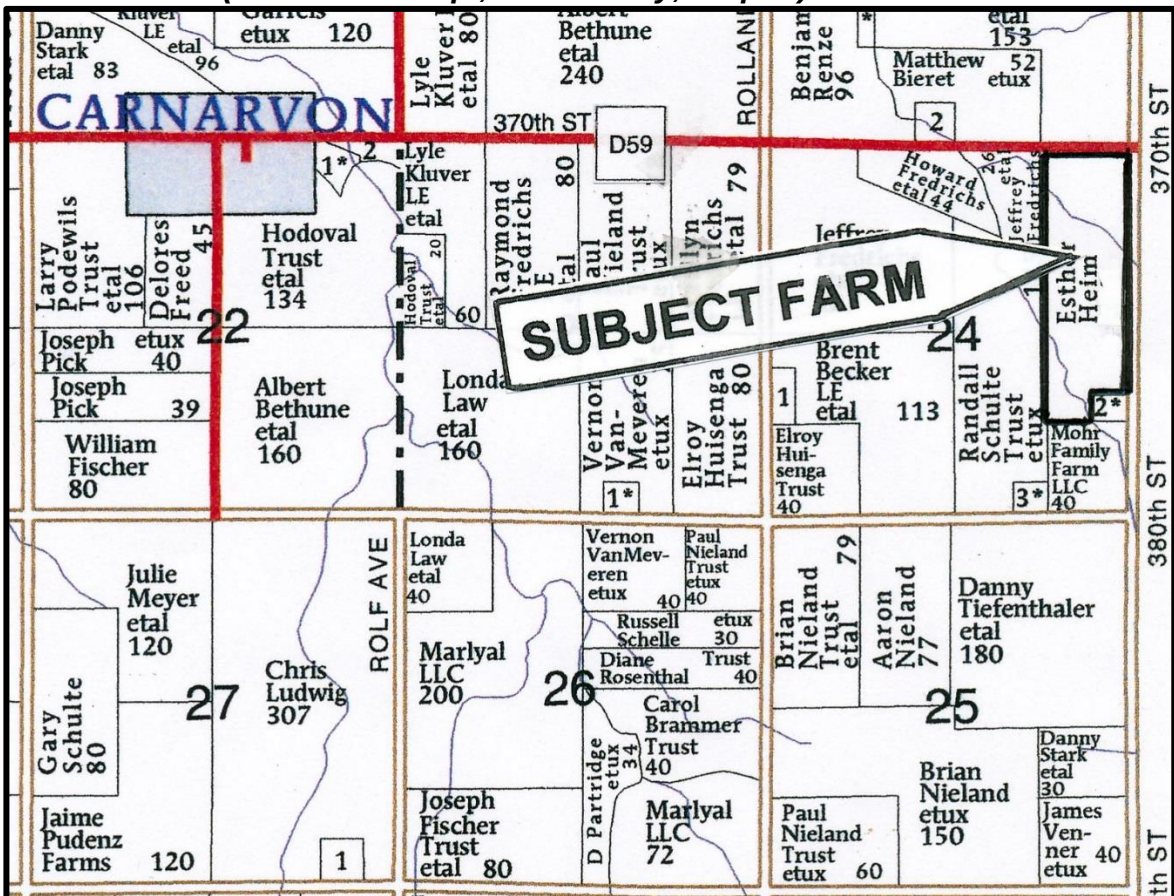
Tuesday, November 22, 2022

at: 10:00 A.M.

Sale to be held at the Auburn Community Room, Main Street, Auburn, IA.

Farm is located from Carnarvon, IA., 2 1/2 East on D59/370th Street OR From Auburn, IA., 5 miles West on # 175 / D59.

(Pt. of Viola Twp., Sac County, IA. plat)



SIMULCAST INTERNET BIDDING

In addition to the Live Auction, there will be Simulcast Internet Bidding Available. To Register to Bid AT LEAST 48 HRS. PRIOR TO THE SALE, visit our website and/or Contact the Auctioneers.

AUCTIONEER'S NOTE

A great opportunity to acquire a well-located Sac County farm that would make a solid addition to an existing operation or an Ideal Investor/Income type property. Check our website for more information.

LEGAL DESCRIPTION

E1/2 NE1/4 & NE1/4 SE1/4, Except a 5 acre parcel in the SE corner (Building site which is not included), all in Section 24, T86N, R36W of 5th P.M. (Viola Twp.), Sac County, Iowa

GENERAL DESCRIPTION

A productive Sac County farm located along hard surfaced road just East of Carnarvon, IA. in Section 24 of Viola Township. Farm will be offered on the basis of 111 taxable acres.

FSA: Cropland acres of 108.60 of which 3.20 acres enrolled in a waterway CRP program. Remaining active cropland of 105.40 with a Corn Base of 54.30 & a Soybean Base of 51.10. The 3.20 acres enrolled in a CRP waterway program are computed based on \$ 300./Acre (\$ 960.yr.) and expires on September 30, 2032.

Current Real Estate Taxes: \$ 3,588./year.

Surety Digital Soil Service: CSR2 of 88.6

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 29, 2022. Seller will pay real estate taxes prorated 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 Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

Esther R. Heim Estate

Executors: Richard Heim, Larry Heim, and Mary Geralyn Tonsfeldt

Attorney for Seller: Kodi Brotherson, Becker & Brotherson Law Office, 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