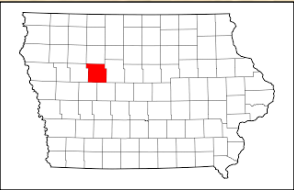


CALHOUN COUNTY, IA FARM



To Be Sold At

PUBLIC AUCTION

Wednesday, November 16, 2022 at: 10:00 A.M.

Sale to be held at the KC Hall, Main Street, Fonda, IA.

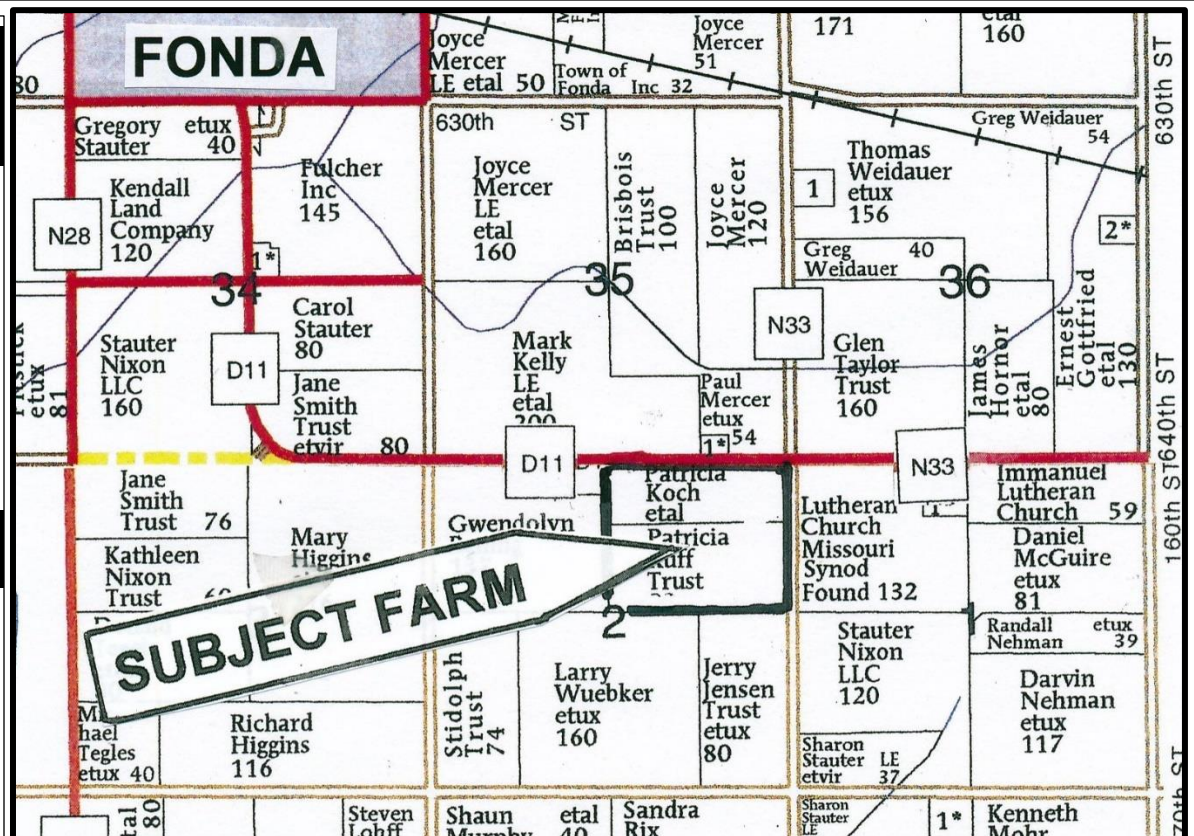
From the South end of Fonda, 2 – 2 1/2 miles South and East on D11 (640th St. / 160th St.)

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will also be 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, productive Calhoun County farm. For more information, etc. visit our website.



LEGAL DESCRIPTION

The NEfr. ¼ of Section 2, T89N, R34W of the 5th P.M., (Williams Township) Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

This is a well located, productive farm just SE of Fonda, IA in Section 2 of Williams Township, Calhoun County. Located a hard surfaced road close to area grain markets and appears to enjoy good farming practices. The farm includes 136 acres, m/l, and will be offered as two parcels. **PARCEL #1:** (North portion): 56 acres, m/l, and **PARCEL # 2:** (South portion): 80 Acres, m/l. The high successful bidder will have choice of Parcel # 1, Parcel # # 2 or 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 offered.

FSA: Cropland acres of 133.19; Corn Base of 66.10 and Soybean Base of 66.10.

Surety Digital Soil Service indicates:

CSR2 of 80.1 for the entire farm. (Parcel # 1: CSR2 of 80.2 & Parcel # 2: CSR2 of 79.9

It appears that drainage is served by Joint Drainage District 37 & 35 (Branch Tile # 6 & #7). The current real estate taxes are: \$ 4,052./year for the entire farm.

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 January 10, 2023. Sellers 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 Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising. Sale is subject to District Court Approval.

Perry J. Ruff Estate & Ruff Family Members, Owners

Attorney for Sellers: Gary Armstrong, Storm Lake, 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