

40 +/- acres in Section 28 of Kniest Township, Carroll County, Iowa  
to be sold at:

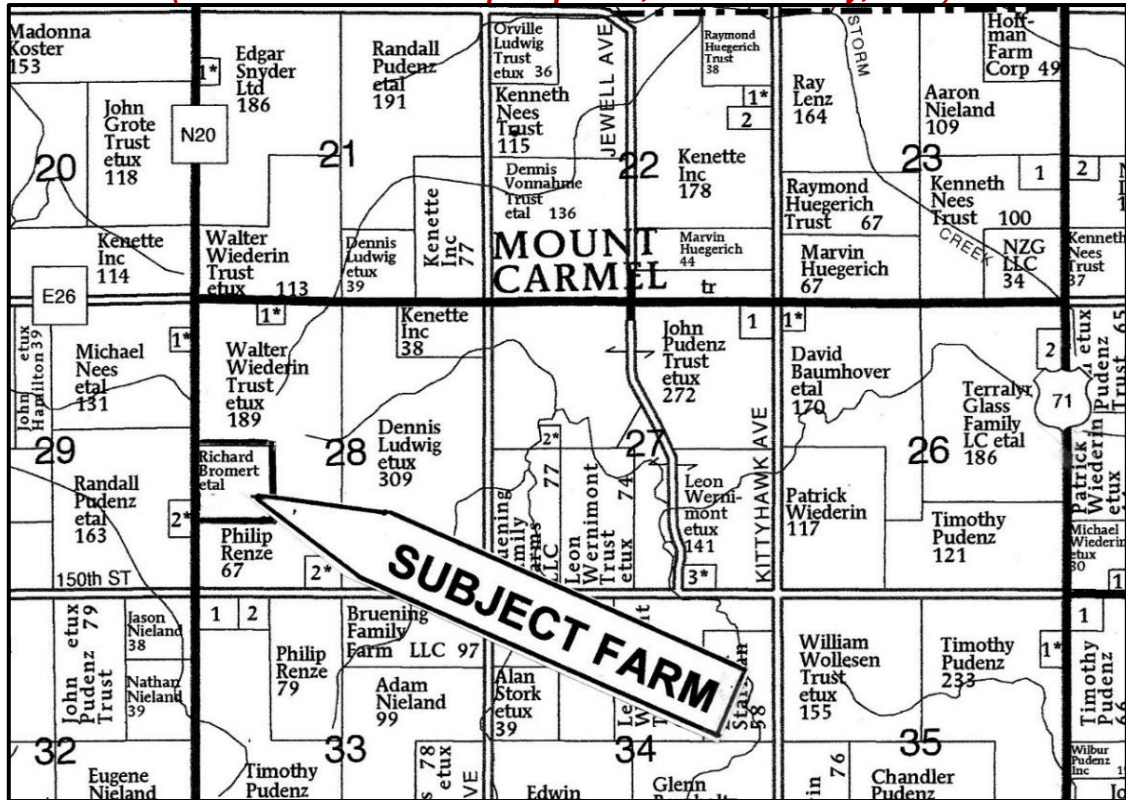
# PUBLIC AUCTION

Friday, August 20, 2021 at 10:00 A.M.

Auction will be held at the American Legion Hall in Carroll, IA.

Farm is located from Mount Carmel, 1 mile west, 1/2 mile south of N20.

(Pt. of Kniest Township Twp. Plat, Carroll County, Iowa)



## Auctioneer's Note:

Throughout many nations and cultures, wealth has always been determined by land ownership. Rich Iowa farmland offers steady income and strong security. The common phrase "the best investment on earth is earth itself", could not be applicable than in today's world. We hope this land auction offers you an opportunity to enhance your farming operation and/or investment needs.

*Mike J. Green,*

*Green Real Estate & Auction Co.*

## LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter (NW1/4 SW/14) of Section 28, Township 85 North, Range 35 West of the 5<sup>th</sup> P.M., Carroll County, Iowa.

## GENERAL DESCRIPTION

Farm will be offered as a 40 acre, more or less, parcel. This is a highly productive, well located, gently rolling parcel of Carroll County farmland that is primarily all tillable, except for normal roadway easements.

**Surety Digital Soil Service indicates: CSR2 of 82.8**

**FSA Information:** Cropland Acres of 38.84 with a Corn Base of 33.60 and a Soybean Base of 5.20.

## TERMS OF SALE

Purchaser(s) shall pay 20% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before November 30, 2021. Purchaser will receive possession upon closing, subject to the existing 2021 cash rent lease, which will expire on March 1, 2022. Sellers will retain the 2021 cash rent. 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 and resulting transaction. Any announcements made day of sale will supersede any advertising.

## LIVE SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Live Simulcast Bidding will be available. To register to bid PRIOR TO SALE DAY, check our website and/or contact the Auctioneers for more information.

Owners:

**David Bromert; Justin Bromert; Lance Bromert  
& The Mark and Deann Hagedorn Revocable Trust**

Attorney for Seller: Adam Ullrich; Reimer, Lohman, Reitz, Sailer & Ullrich Law Office, Denison, IA.

Sale arranged and conducted by



*Green Real Estate & Auction Co.*

712.662.4442

[www.greenrealestate-auction.com](http://www.greenrealestate-auction.com)

**Mike & Jim Green, Auctioneers**

420 W. Main St., Sac City, IA 50583

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