

CALHOUN COUNTY, IOWA FARMLAND

48.88 Acre Parcel located NE of Lytton, IA. in Section 36 of Williams Township, Calhoun County, Iowa to be sold at

PUBLIC AUCTION

Tuesday, August 24, 2021 at 10:00 A.M.

Sale to be conducted at the Legion Hall in Lytton, IA.

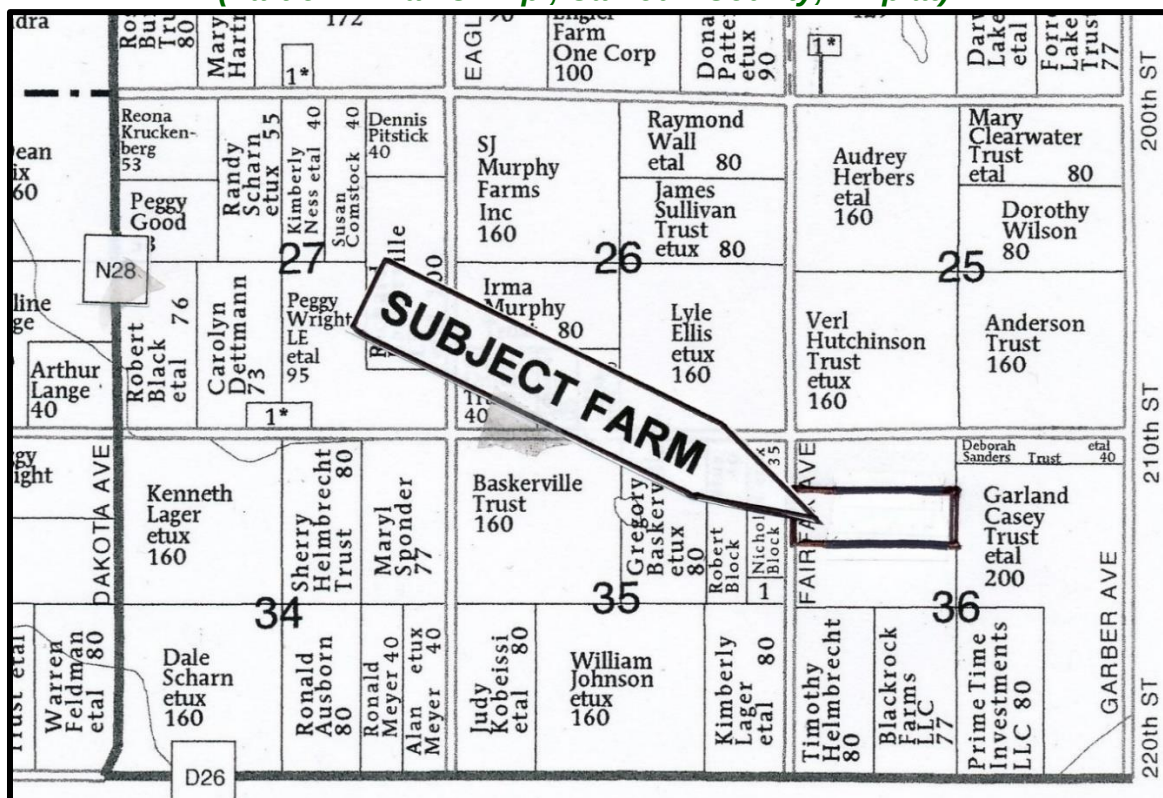
Farm is located from Lytton, IA., 3 1/2 miles North on N28, 2 miles East on D26, 3/4 mile North on Fairfax Avenue OR From Fonda, IA., (Intersection of Hwy # 7 & N28), 7 miles South on N28, 2 miles East on 210th Street, 1/4 mile South on Fairfax Avenue.

(Part of Williams Twp., Calhoun County, IA. plat)

A great opportunity to acquire a nice size, well located parcel of productive Calhoun County, Iowa farmland. For more information, contact the Auctioneers

SIMULCAST INTERNET BIDDING AVAILABLE

In Addition to the Live Auction, Live Internet Bidding will be available. To Register to bid (AT LEAST ONE DAY PRIOR TO THE SALE), visit our website and/or contact the Auctioneers.



LEGAL DESCRIPTION

Parcel C of the NW 1/4 of Section 36, Township 89 North, Range 34 West of the 5TH P.M., Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

Farm will be offered as a 48.88 acre parcel. This is a well soiled inside parcel of productive Calhoun County, Iowa farmland, which is basically all tillable, except for normal roadway easements.

FSA: Cropland Acres of 48.27; Corn Base of 35.47 and a Soybean Base of 11.81.

Surety Digital Soil Service indicates CSR2 of 84.3

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 2, 2021. Possession given upon closing, subject to the 2021 farm lease which will expire on March 1, 2022. 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 transactions. Any announcements made day of sale will supersede any advertising.

OWNER:

**Joleen Casey Graham Sub-Trust F/B/O Joleen Casey Graham, of the Family Trust
U/W of Donita Casey**

Attorney for Seller:

Steven W. Hendricks, Rockwell 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