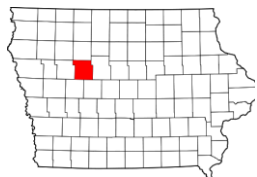


CALHOUN COUNTY, IOWA FARM

To Be Sold At



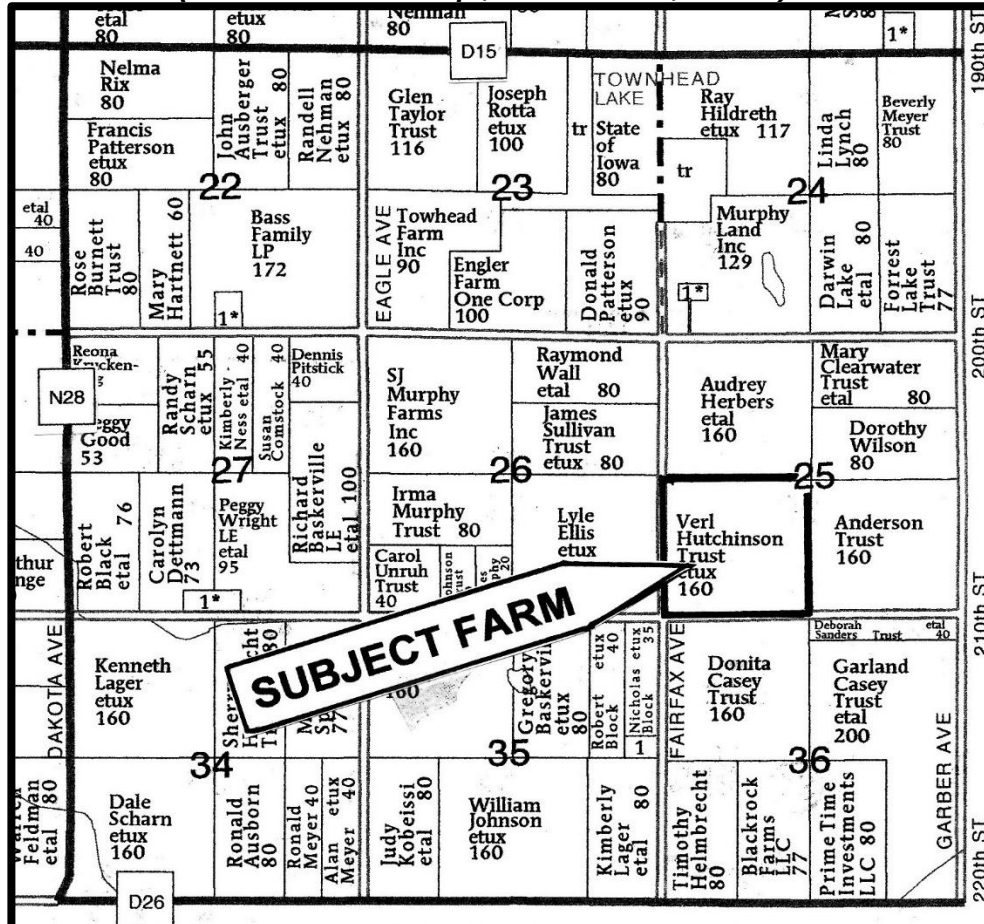
PUBLIC AUCTION

Friday, August 27, 2021 at: 10:00 A.M.

Sale to be conducted at the Legion Hall in Lytton, Iowa

Farm is located from Lytton, IA., 3 1/2 miles North on N28, 2 miles East on D26, 1 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

(Part of Williams Twp., Calhoun Co., IA Plat)



AUCTIONEER'S NOTE:

This sale affords an outstanding opportunity to acquire a productive Calhoun County, Iowa farm that would make a great addition to an existing operation or an Ideal Investor – Income type property.

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Live Simulcast Internet Bidding will be available. For more information and/or to register (AT LEAST ONE DAY PRIOR TO THE SALE), visit our website or contact the Auctioneers

LEGAL DESCRIPTION

The Southwest Quarter of Section 25, Township 89 North, Range 34 West of the 5th P.M., Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

This well-located productive Calhoun County, Iowa farm will be offered as two parcels. **Parcel # 1** being the North 1/2 of the farm and **Parcel # 2** being the South 1/2 of the farm. The successful bidder may select Parcel # 1, Parcel # 2 or both parcels. In the event the high bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will be offered.

FSA indicates: Cropland Acres of 152.09 with a Corn Base of 76.02 with a yield index of 169; Soybean Base of 75.98 with a yield index of 44. (Several buildings have been removed from this farm and there could be some additional cropland acres).

Surety Digital Soil Service indicates: CSR2 of 82.6 for the whole farm; CSR2 of 84.1 for Parcel # 1 (N1/2) and CSR2 of 81.3 for Parcel # 2 (S1/2).

Parcel # 1 is all tillable, except for normal road easements. Parcel # 2 includes a bin site with 3 metal bins (A 10,000 +/- bu. bin with dryer and (2) 4,000 +/- bu. bins.

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 1, 2021. Possession will be given upon closing, subject to the existing 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.

Karen L. Shull & Richard L. Shull Revocable Trust; Janice J. Pullen & Steven F. Pullen Revocable Trust; Carol A. Nixon; Diane K. Simpson; & Rita R. Neuhring. Owners

Attorney for Sellers: Kevin L. Murray, 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