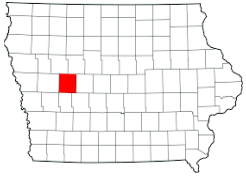


CARROLL COUNTY, IOWA FARMLAND

80 Acre, m/l, parcel located in Section 25 of Arcadia Township

To Be Sold At:



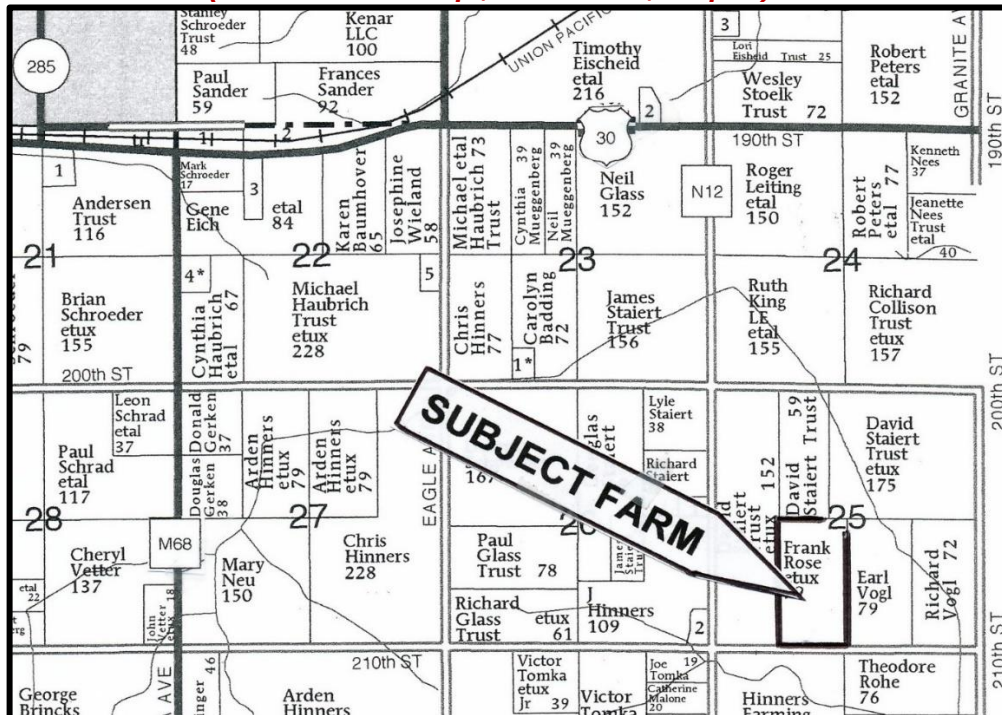
PUBLIC AUCTION

Thursday, August 26, 2021 at: 10:00 A.M.

Sale to be conducted at the American Legion Hall in Carroll, Iowa

Farm is located from Arcadia, IA., (Hwy# 285 & # 30), 2 miles east on Hwy. #30, 2 miles South on Falcon Ave., 1/4 mile East on 210th Street

(Pt. of Arcadia Twp., Carroll Co., IA. plat)



Auctioneers' 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 & Jim Green

Green Real Estate & Auction Co.

LEGAL DESCRIPTION

The East Half of the Southwest Quarter (E1/2 SW1/4) of Section Twenty-five (25), Township Eighty-four (84) North, Range Thirty-six (36) West of the 5th P.M., Carroll County, Iowa.

GENERAL DESCRIPTION & METHOD OF SALE

This farm will be sold on the basis of 80 acres, more or less. This is a highly productive, gently rolling, well located inside parcel, which is primarily all tillable, except for normal road easements. FSA Cropland Acres: 79.10

Surety Digital Soil Service indicates CSR2 of 79.7

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 November 30, 2021. Possession will be given upon closing, subject to the current 2021 lease which expires on March 1, 2022. Real Estate taxes will be pro-rated to 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.

LIVE SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will be available. To register to bid (at least 24 hours prior to the sale), visit our website and/or contact the Auctioneers

NOTE

What a great opportunity to acquire a highly productive parcel of Carroll County, Iowa farmland that would make a solid addition to an existing operation or an Ideal Investor – Income type property. Mark your calendar and make plans to Attend!

Frank J. Rose & Patricia M. Rose, Owners

Iowa Savings Bank, Carroll, IA., Manager

Attorney for Seller: Frank Comito, Carroll, IA.

Sale arranged & conducted by:



Green Real Estate & Auction Co.

Sac City, IA., ph. 712-662-4442

Mike Green & Jim Green, Auctioneers

www.greenrealestate-auction.com