

BUENA VISTA COUNTY, IOWA FARMLAND

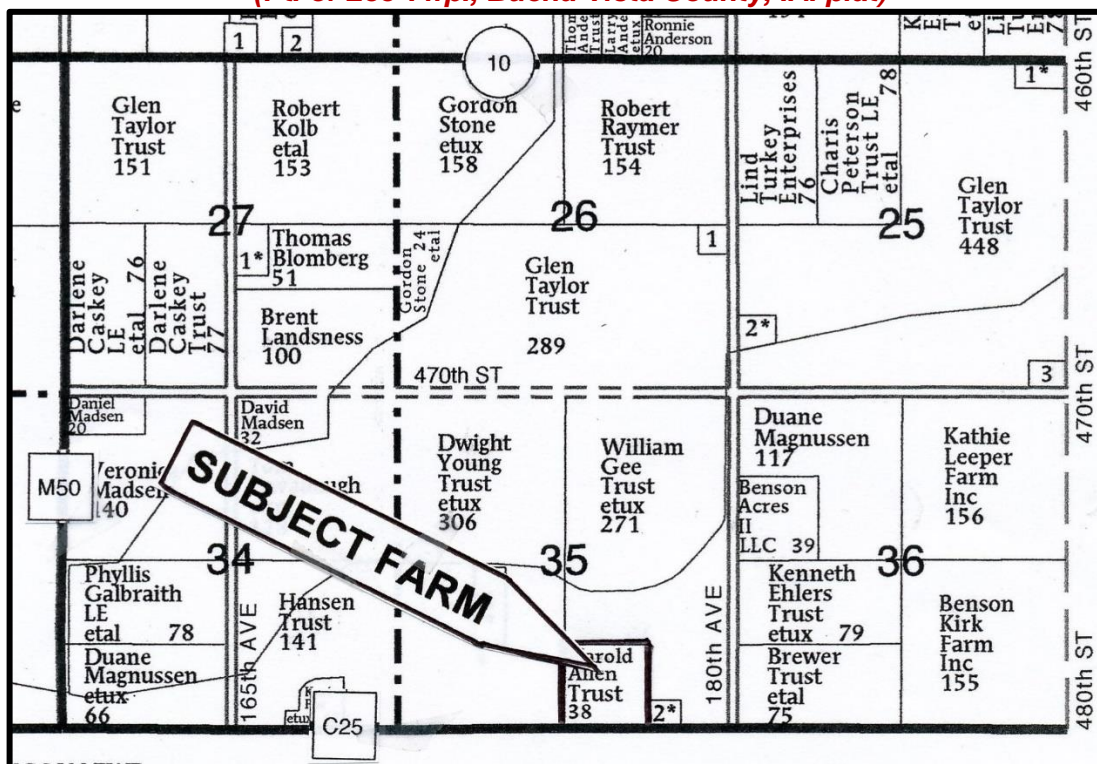
A 38 Acre Parcel of Lee Township, Buena Vista County Farmland
To Be Sold At

PUBLIC AUCTION

Thursday, September 2, 2021 at: 10:00 A.M.

Sale to be conducted at the Old Rembrandt Gym Auction House in Rembrandt, IA.
Farm is located from Rembrandt (C25 & Hwy.#3), 4 ½ miles East on C25 OR From Marathon, IA., 2 miles South on M54, 3 1/2 miles West on C25.

(Pt. of Lee Twp., Buena Vista County, IA. plat)



AUCTIONEER'S NOTE:

A great opportunity to acquire a well-located parcel of Buena Vista County, Iowa farmland that would make a solid addition to an existing operation or an ideal Income / Investor type property. For more information, visit our website and/or contact the Auctioneers

LEGAL DESCRIPTION

The Southwest Quarter of the Southeast Quarter (SW/14 SE1/4) of Section Thirty-five (35), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa

GENERAL DESCRIPTION

This Farm Parcel will be offered as a 38.18 acre parcel and is located in Section 35 of Lee Township. This is a well located inside parcel, being located along a hard surfaced road (C25). Basically, all tillable, except for very small amount of normal road easement. This farm has enjoyed good farming practices.

FSA rates: Cropland Acres: 38.0 with a Corn Base of 23.75 and a Soybean Base of 14.25.

Surety Digital Soil Services indicates CSR2 of 71.1

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 given upon closing, subject to the 2021 farm lease which will expire 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 Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

SIMULCAST INTERNET BIDDING

In addition to the live auction, Simulcast Internet Bidding will be available. To Register to bid (at least one day Prior to the Auction), visit our website and/or contact the Auctioneers.

Harold J. Allen Trust # 3

Citizens First National Bank, Storm Lake, IA, Trustee

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