

BUENA VISTA COUNTY, IOWA FARMLAND

TO BE SOLD AT

PUBLIC AUCTION

Friday, September 10, 2021

at: 10:00 A.M.

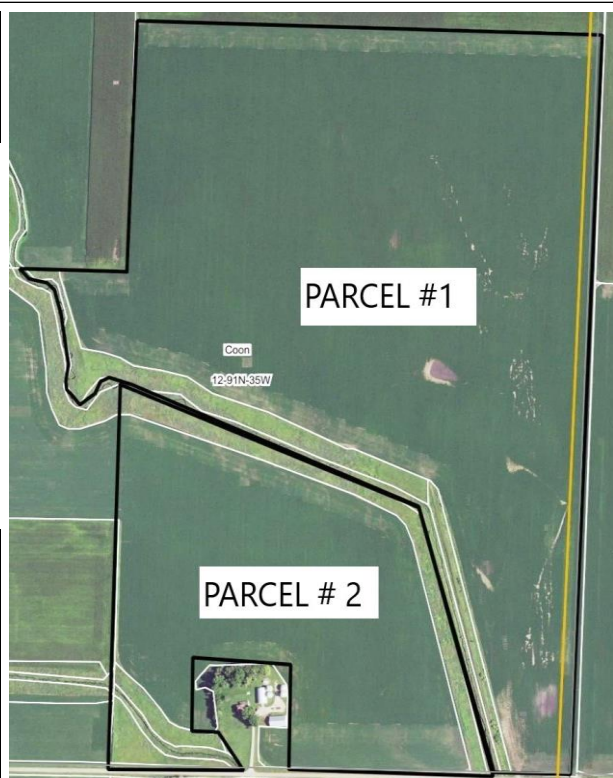
Sale to be held at the St. Columbkilles Parish Hall, Varina, Iowa

Farm is located from Varina, IA., 1 mile West on C49, 3 miles North on 100th/250th Ave. OR From Albert City, IA., 5 miles South on N14, 1 1/2 miles East on 560th Street

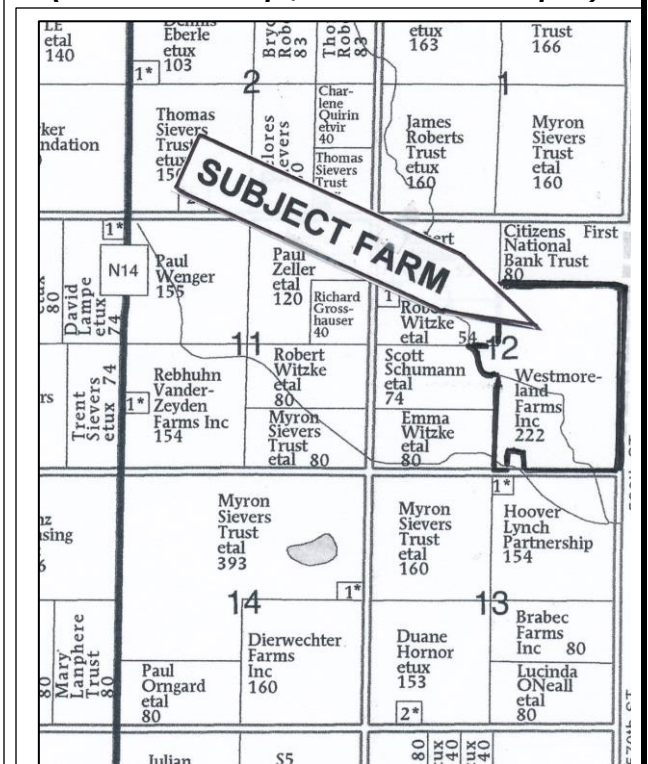
LIVE SIMULCAST BIDDING

In addition to the Live Auction, Live Simulcast Internet Bidding will be available. To Register to Bid (at least 24 hrs. prior to the auction) visit website: greenrealestateauction.com and/or contact the Auctioneers.

A great opportunity to acquire highly productive, well located Buena Vista County, Iowa farmland



(Pt. of Coon Twp., Buena Vista Co. plat)



LEGAL DESCRIPTION

The SE 1/4 , Except Lot B & S1/2 NE1/4 & a 5.72 Acre parcel in NE corner of NE1/4 SW1/4, all in Section 12, Township 91 North, Range 35 West of the 5th P.M., Buena Vista County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

Selling 232.91 Taxable Acres of productive Buena Vista County, Iowa farmland, located in Section 12 of Coon Township. Farm will be offered as **PARCEL # 1**: 165.89 acre, more or less and **PARCEL # 2**: 67.02 acre, more or less,. The successful bidder will have choice of PARCEL # 1, PARCEL # 2 or may select both parcels. In the event said high bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will then be offered.

FSA DATA: Entire farm: Cropland acres: 229.78 of which 16.84 acres are enrolled in a CRP program; Corn Base of 156.43 with PLC yield index of 160; Soybean Base of 52.15 with yield index of 48. **PARCEL # 1** includes 163.80 cropland acres of which 6.50 acres are enrolled in a CRP buffer program (6.50 acres @ \$ 278.13/acre and CRP contract expires September 30, 2028.; **PARCEL # 2**: Cropland acres of 65.98 of which 10.34 acres are enrolled in CRP program (7.04 acres @ \$ 278.13/acre and expires on September 30, 2028 & 3.30 acres @ \$ 230.53 and expires on September 30, 2022). CRP contracts will be assigned to Buyer(s).

In the event farm sells as two parcels, a survey will be completed and acres for each parcel verified and/or adjusted.

Surety Digital Soil Service indicates:

Whole farm cropland: CSR2 of 86.6; CSR2 of 86.9 for PARCEL # 1 & CSR2 of 85.7 for PARCEL # 2

Check websites below for more information, soil maps, aerials, photos, etc.

TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on date of sale, to be held in Jeff Kruchel's Trust Account and sign a standard real estate contract agreeing to pay the balance in full on or before November 15, 2021. Possession given upon closing, subject to current 2021 lease which expires on March 1, 2022. There are no Buyer contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this auction. Any announcements made day of sale will supersede any advertising.

WESTMORELAND FARMS, INC., Owner

Attorney for Seller: Jeff Kuchel; Thomas & Kuchel Law Firm, Pocahontas, IA.

Sale conducted by:

Sale Barn Realty & Auction

Rick Winegarden, Auctioneer

Pocahontas, IA

Ph. 712-335-3117

salebarn.ncn.net

Green Real Estate & Auction Co.

Mike & Jim Green, Auctioneers

Sac City, IA.

Ph. 712-662-4442

greenrealestate-auction.com