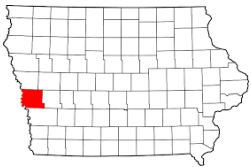


HARRISON COUNTY, IOWA FARMLAND

To Be Sold At:

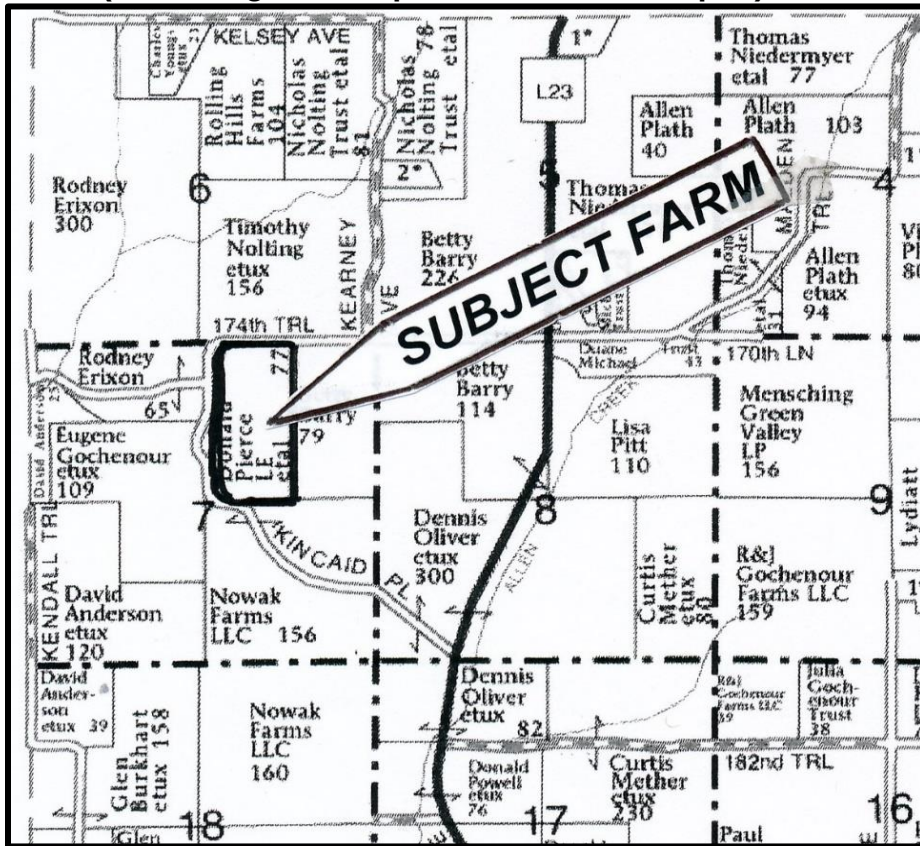


PUBLIC AUCTION

Friday, September 17, 2021 at: 1:00 P.M.

► Sale to be conducted at the Methodist Church Hall in Pisgah, IA. ◀

Farm is located from Pisgah, IA. 2 1/2 +/- SE/East on Easton to L23, 4 miles South on L23, 1 mile West on 170th Street; OR from Magnolia, IA., 4 +/- miles North on L23, 3/4 miles NW on Kincaid Pl. (Pt. of Magnolia Twp., Harrison Co., IA. plat)



Selling a 77 acre, m/l, parcel of bare land located South of Pisgah, IA. in Section 7 of Magnolia Township, Harrison County, Iowa.

This sale affords an excellent opportunity to acquire a parcel of productive Harrison County farmland along with timber/recreational land nestled in the Beautiful Loess Hills that would make a solid addition to an existing operation or an Ideal Investor-Income type property.

LEGAL DESCRIPTION

West Half of the Northeast1/4, Section 7, T80N, R43W of 5th P.M., Harrison County, Iowa

GENERAL DESCRIPTION

Farm will be offered on the basis of 77 acres, m/l. **FSA Info:** Cropland acres of 63.76 of which 1.34 acres are enrolled in a waterway CRP program; Corn Base of 31.9 with a yield index of 165. The 1.34 acres CRP acres are computed on the basis of \$ 235.17/Acre and the CRP contract expires on September 20, 2022.

Surety Digital Soil Service indicates CSR2 of 57.3 for the cropland portion of the farm.

TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on date of sale and sign a standard real estate contract agreeing to pay the balance in full on or before November 30, 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 Sellers in this auction. Any announcements made day of sale will supersede any advertising.

LIVE SIMULCAST BIDDING

There will be live Simulcast Internet Bidding along with the Live Auction. To Register to Bid (at least 24 hours prior to the sale), visit our website and/or contact the Auctioneers.

Check our website for more information:

www.greenrealestate-auction.com

Pierce Family, Owners

Sale arranged & conducted by:

Green Real Estate & Auction Co.

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

Mike Green, Jim Green & Jeremy Crozier, Auctioneers