

WEBSTER COUNTY, IA. & CALHOUN COUNTY, IA. FARMS

To Be Sold At

PUBLIC AUCTION

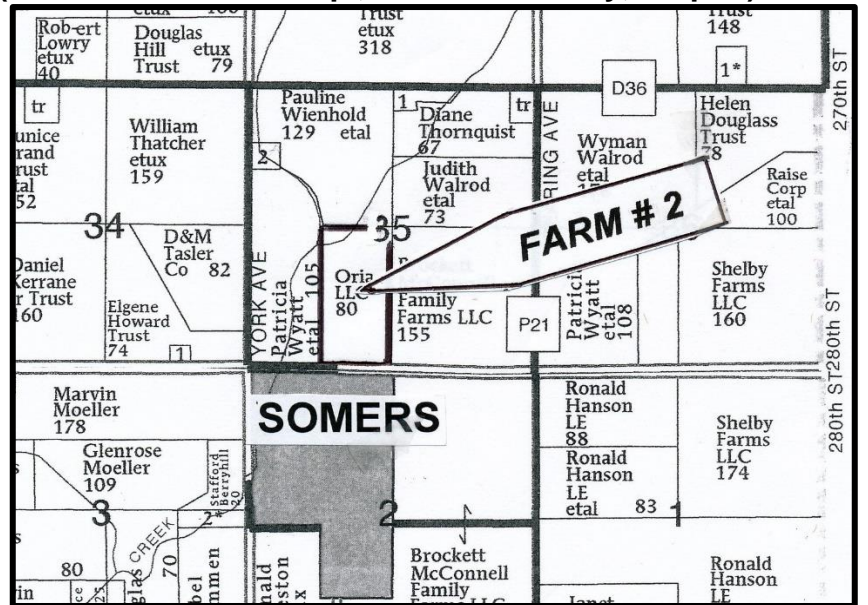
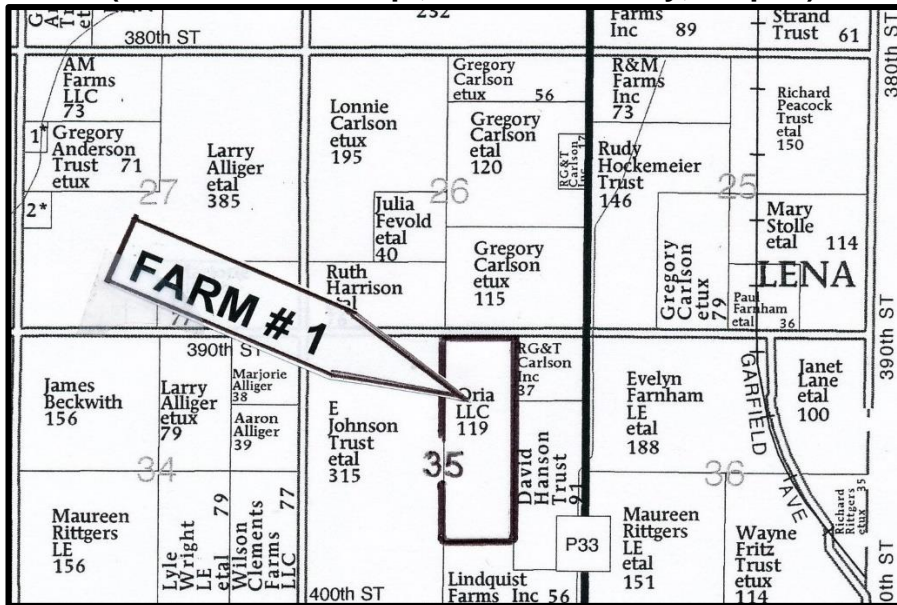
Thursday, September 23, 2021 at: 10:00 A.M.

Sale held at the Heartland Bank Community Room in Gowrie, Iowa

FARM # 1 is located from Gowrie, IA., 3 miles South on P33, 1/4 mile West on 390th Street; FARM # 2 is located on the North side of Somers along 280th Street.

(Part of Gowrie Twp., Webster County, IA. plat)

(Part of Greenfield Twp., Calhoun County, IA. plat)



FARM # 1:

LEGAL DESCRIPTION: W1/2 NE1/4 & NW1/4 SE1/4, all in Section 35, Township 86 North, Range 30 West of the 5th P.M., (Gowrie Township), Webster County, Iowa

GENERAL DESCRIPTION: This farm will be offered on the basis of 120 acres, more or less. FSA Data: Cropland Acres: 118.88 with a Corn Base of 118.88 with a PLC yield index of 159.

Real Estate Taxes: \$ 3,526./year

Surety Digital Soil Service indicates: CSR(2) of 86.1

FARM # 2

LEGAL DESCRIPTION: E1/2 SW1/4, Section 35, Township 88 North, Range 31 West of the 5th P.M. (Greenfield Township), Calhoun County, Iowa

GENERAL DESCRIPTION: This farm will be offered on the basis of 80 acres, more or less. FSA Data: Cropland acres: 77.92; Corn Base of 38.95 with a PLC yield index of 171; Soybean base of 38.95 with a yield index of 43. Real Estate Taxes: \$ 2,220./year.

Surety Digital Soil Service indicates: CSR(2) of 83.8

TERMS OF SALES

The 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 in full on or before December 10, 2021. Possession given on closing, subject to the existing 2021 leases. The leases have been terminated and the Purchasers will receive full farming possession 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 these sales. Any announcements made day of sale will supersede any advertising.

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will also be available. **To Register to Bid AT LEAST 24 HOURS PRIOR TO THE SALE**, visit our website and/or Contact the Auctioneers.

AUCTIONEER'S NOTE

This sale provides an outstanding opportunity to acquire highly productive Webster and Calhoun County Farmland. Both parcels enjoy excellent locations and would make a solid addition to an existing operation or ideal Income-Properties.

ORIA, LLC, Owner

Trista Johnson, Manager/Member

Attorney for Owner: Joshua P. Weidemann, O'Connor & Thomas, P.C., Dubuque, IA.

Sale Arranged & Conducted By:



Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers

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

website: www.greenrealestate-auction.com