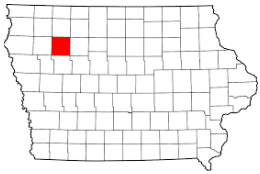


BUENA VISTA COUNTY, IOWA FARMLAND

A High Quality 73.50 Acre Parcel of Hayes Township, Buena Vista County Farmland
To Be Sold At:

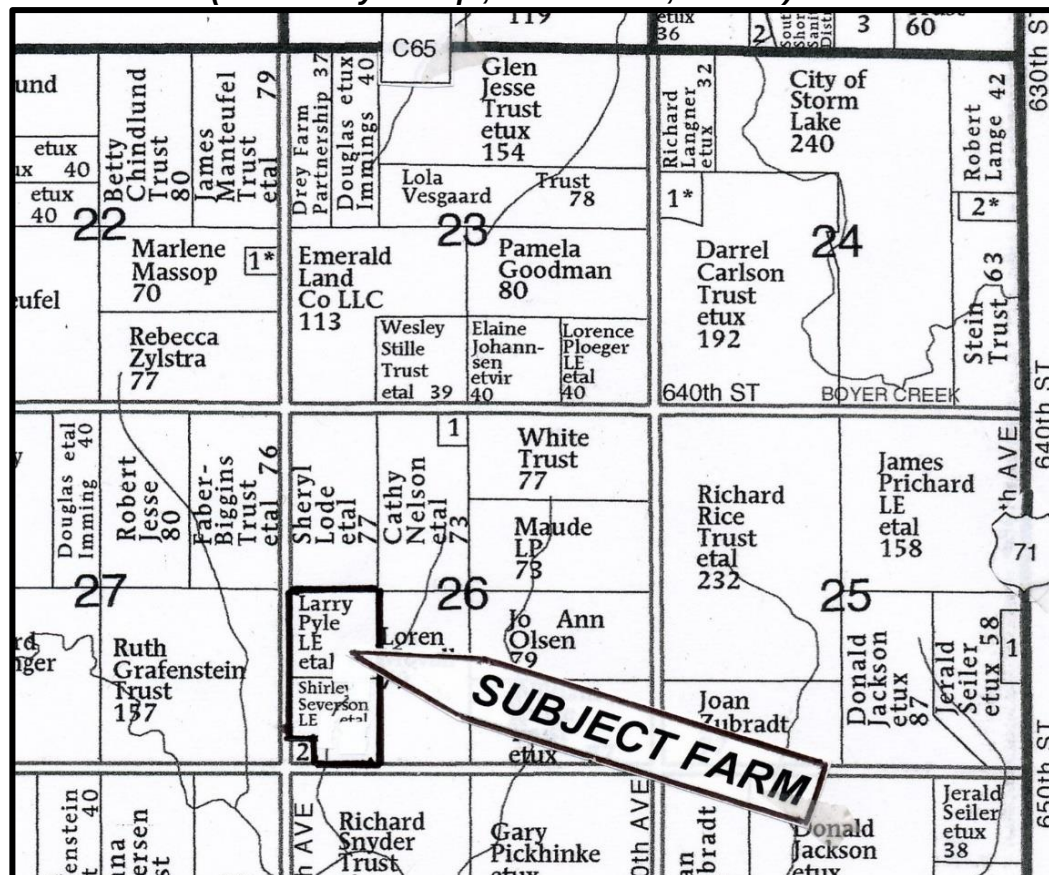


PUBLIC AUCTION

Wednesday, October 27, 2021, at: 10:00 A.M.

Sale to be conducted at the Columbus Club (1507 Lakeshore Drive) in Storm Lake, Iowa
Farm is located from the Intersection of Hwy. # 71 / Hwy. # 7 & C65 Southeast of Storm Lake, IA, 2 miles West on C65, 1 ½ miles South on 110th Avenue; OR From the Storm Lake Airport, 2 ½ miles East on C65, 1 ½ miles South on 110th Avenue.

(Part of Hayes Twp., Buena Vista, IA. Plat)



AUCTIONEER'S NOTE

This sale affords an Excellent Opportunity to acquire a high-quality parcel of Buena Vista County land that would make a solid addition to an existing operation AND/OR an Ideal Investor – Income type property.

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 or Contact the Auctioneers.

LEGAL DESCRIPTION

The West Half of the Southwest Quarter, Except Lot A in the SW1/4 SW1/4, all in Section 26, Township 90 North, Range 37 West (Hayes Township), Buena Vista County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

This is a well located, productive farm in Section 26 of Hayes Township and will be offered on the basis of 73.50 acres, more or less. FSA rates this farm as: Cropland Acres: 72 with a Corn Base of 36 with a PLC yield index of 177; Soybean Base of 36. with a yield index of 49. Soils include primarily Primghar, Galva & Afton soil associations.

Surety Digital Soil Service indicates CSR2 of 93.2

Current real estate taxes: \$ 2,690.

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 15, 2021. Possession will be given upon closing, subject to the current 2021 lease, which has been terminated and expires on March 1, 2022. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneer represents the Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising.

**Jerry Pyle, Chris Pyle, Jami Constancio-Poulson
and Kenyon Severson, Owners**

Attorney for Seller: Dan Connell, Storm Lake, IA.

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