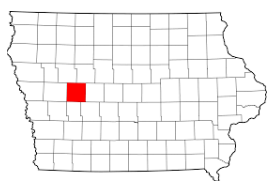


CARROLL COUNTY, IOWA FARMLAND

To Be Sold At

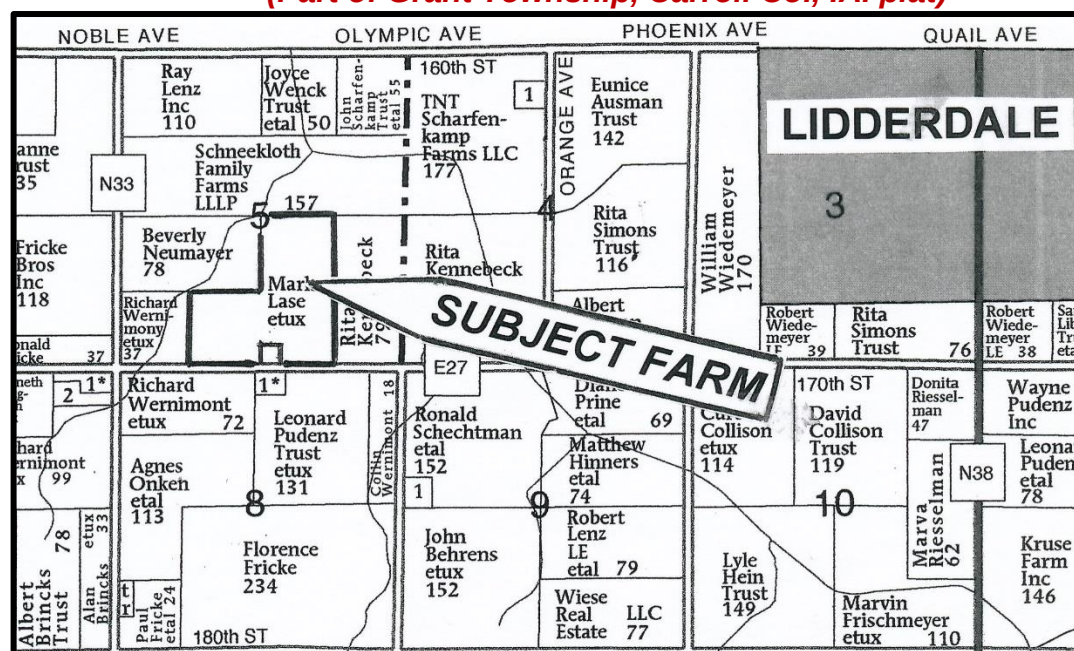


PUBLIC AUCTION

Friday, November 5, 2021 at: 10:00 A.M.

Sale to be conducted at the Lidderdale Community Building, Lidderdale, Iowa
Farm is located from Lidderdale, IA., ½ mile South on M38, 2 ½ miles West on 170th Street; OR From Carroll, IA. Farner-Bocken Facility, 3 miles North on Noble Ave. / N33, ¼ mile East on 170th Street

(Part of Grant Township, Carroll Co., IA. plat)



**SELLING A HIGH-QUALITY
GRANT TOWNSHIP, CARROLL
COUNTY, IOWA FARM!**

LEGAL DESCRIPTION

W1/2 SE ¼ & SE1/4 SW1/4, Section 5, Township 84 North, Range 34 West of the 5th P.M., Carroll County, Iowa, Except Lot 1 in the SW1/4 SE1/4 of said Section 5-84-34.

GENERAL DESCRIPTION & METHOD OF SALE

This is a well located, productive parcel of Carroll County, Iowa farmland. This parcel will be offered as one parcel containing 113.24 taxable acres.

FSA DATA: Cropland: 110.49 with a Corn Base of 109.9 with a PLC yield index of 155.

Real Estate Taxes: \$ 2,704./year and will be pro-rated to date of closing.

Surety Digital Soil Service indicates CSR2 of 84.7

TERMS OF SALE

Purchaser 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. 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 sale. Any announcements made day of sale will supersede any advertising.

AUCTIONEER'S NOTE

This sale affords an Outstanding Opportunity to acquire a well located, highly productive parcel of Carroll County, Iowa farmland that would make a solid addition to an existing operation or an ideal Investor – Income type property.

For more information, visit our website and/or contact the Auctioneers.

Mark & Joyce Lase, Owner

Sale arranged & conducted by:



Green Real Estate & Auction Co.

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

Mike Green & Jim Green, Auctioneers

greenrealestate-auction.com