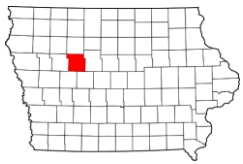


CALHOUN COUNTY, IOWA FARMLAND

To Be Sold At



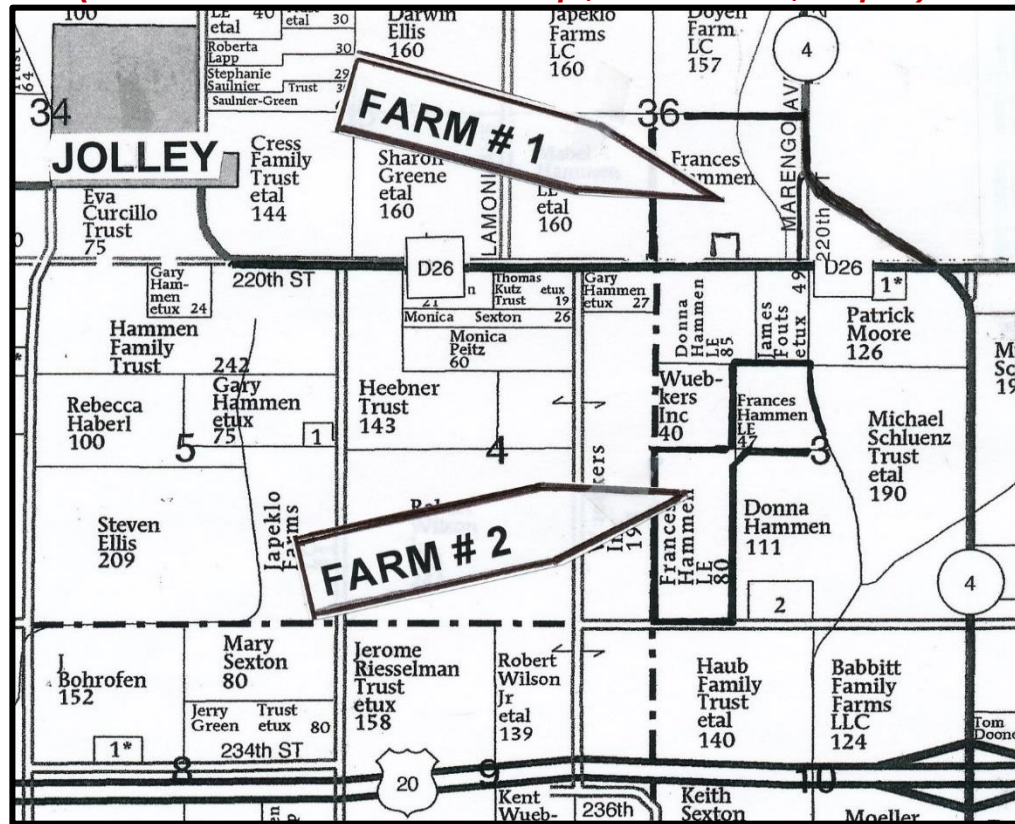
PUBLIC AUCTION

Thursday, March 10, '22 at: 10:00 A.M.

Sale to be conducted at the Expo Building, Calhoun Co. Fairgrounds, Rockwell City, IA.

Farm # 1 is located from Jolley, IA., 1 ½ miles East along D26; Farm # 2 is located from the Intersection of Hwy. # 4 & US # 20, ½ mile North on Hwy#4, ¾ mile West on 230th Street.

(Part of Butler & Twin Lakes Twp., Calhoun Co., IA. plat)



LIVE SIMULCAST INTERNET BIDDING

In addition to the live auction, simulcast internet bidding will be available. To register to bid **AT LEAST 24 HOURS PRIOR TO THE SALE**, visit our website or contact the Auctioneers.

LEGAL DESCRIPTIONS

FARM # 1: SE1/4, Ex. Building site which is not include, T89N, R33W 5th P.M. (Butler Twp.), Calhoun County, Iowa

FARM # 2: W1/2 SW1/4; SE1/4 NW1/4 & pt. of SW1/4 NE1/4, lying west of DD, all in Section 3, T88N, R33W 5th P.M. (Twin Lakes Twp.), Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

FARM # 1 will be offered on the basis of 150 acres, more or less. FSA indicates Cropland acres of 144.88 of which 6.86 acres have been enrolled in a CRP buffer strip along the drainage district #67 open ditch which runs through this farm which provides an excellent outlet. The 6.86 acres in CRP are computed on the basis of \$ 271.39/acre (\$ 1,862./yr.) and the contract expires on September 30, 2031. CSR2 of 75.9 for the active cropland acres. This is a good producing farm that enjoys good drainage and a location close to area grain markets. Real Estate Taxes: \$ 3,866/year

FARM # 2 will be offered on the basis of 126.98 acres, more or less. FSA indicates Cropland acres of 126.17 of which 7.34 acres are enrolled in a CRP program. The 7.34 acres in CRP (2.5 acres @ \$ 358.60/ac - \$ 897./yr. (ends on 9-30-'25); 2.83 acres @ 319.20/acre - \$ 903./yr. (ends on 9-30-'25) & 2.01 buffer strip @ \$ 266.91/acre - \$ 536.yr. (ends on 9-30-'31). CSR2 of 70.9. There is a smaller metal grain bin located in the SW portion of this farm. Another very well-located productive parcel. Real Estate Taxes: \$ 2,796./year.

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 the pay the balance in full on or before May 10, 2020 when full possession is given. Farming possession will be granted for spring work and planting. There are no Buyer contingencies of any kind – all potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in these sales. Any announcements made of sale will supersede any advertising.

AUCTIONEER'S NOTE

This sale affords an outstanding opportunity to acquire well located productive Calhoun County farmland that would make a solid addition to an existing operation or an ideal Income/Investor type property. Check our website for more information.

Frances Marcella Hammen Estate and Hammen Family Members, Owners

Martin Hammen and Rose Marie Kutz, Executors

Attorney for Estate: Jake Thompson, Rockwell City, 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

Download or App!

