

SAC COUNTY, IOWA FARMS

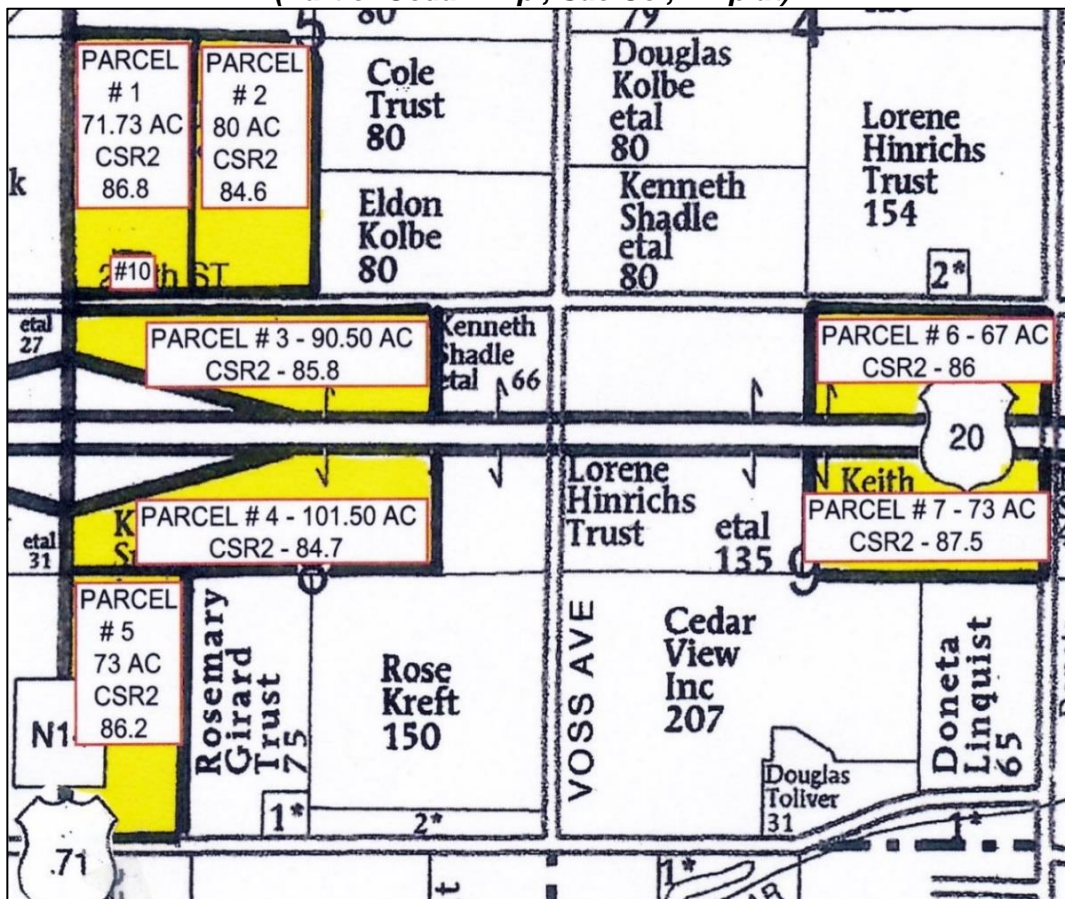
Approx. 713 Acres of Prime Farmland AND a nice acreage w/brick home and set of outbuildings TO BE SOLD at:

PUBLIC AUCTION

Friday, June 17, 2022 at: 10:00 A.M.

► Sale to be conducted at the 4H Building, Sac County Fairgrounds, Sac City, Iowa ◀
PARCELS # 1, #2 & # 10 are located at 3207 230th St., Sac City, IA. From Sac City, 1 mile east to # 71, 2 1/2 miles north on # 71/N14. PARCELS # 8 & # 9 are located 1 mile west of Sac City on D36.

(Part of Cedar Twp., Sac Co., IA. plat)



PARCEL # 1: 71.73 acre, m/l, parcel with CSR2 of 86.8; RE taxes: \$ 1,816./yr.
PARCEL # 2: 80 acre, m/l, parcel with CSR2 of 84.6; RE taxes: \$ 2,144./yr.
PARCEL # 3: 90.50 acre, m/l, parcel with CSR2 of 85.8; RE taxes: \$ 2,410./yr.
PARCEL # 4: 101.50 acre, m/l, parcel with CSR2 of 84.7; RE taxes: \$ 2,764./yr.
PARCEL # 5: 73 acre, m/l, parcel with CSR2 of 86.2; RE taxes: \$ 1,998./yr.
PARCEL # 6: 67 acre, m/l, parcel with CSR2 of 86; RE taxes: \$ 1,740./yr.
PARCEL # 7: 73 acre, m/l, parcel with CSR2 of 87.5; RE taxes: \$ 2,014./yr.
PARCEL # 10: 8.27 acre building site w/ brick ranch style home, etc. RE taxes: \$ 2,380./yr.



(Part of Jackson Twp., Sac Co., IA. plat)



PARCEL # 8: 77 acre, m/l, parcel with CSR2 – 84
RE taxes: \$ 1,984./yr.
PARCEL # 9: 79 acre, m/l, parcel with CSR2 – 79
RE taxes: \$ 1,960./yr.

AUCTIONEER'S NOTE:

This land auction affords an Outstanding Opportunity to acquire high quality Sac County, IA farmland, along with a nice rural home & outbuildings.

There is a current 50-50 crop share lease in place and the **Seller will assign the lease(s), AND THE SELLER'S SHARE OF THE CROP WITH NO EXPENSES TO THE BUYER**, to the respective Purchaser(s) at closing.

TERMS: 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 August 1, 2022. Possession will be given upon closing, subject to the existing farm lease which expires on March 1, 2023. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers, as Real Estate Brokers licensed in the State of Iowa, represents the Seller in this sale. Any announcements made day of sale will supersede any advertising.

PARCELS # 1, # 2, # 3, # 4, # 5, # 6 and # 7 will be offered with choice of the parcels. The successful high bidder may select any or all of these respective parcels. In the event the successful high bidder would select all of these 7 parcels, the sale of those seven parcels is over. Following the sales of PARCELS # 1 - # 7, PARCEL # 10 will then be offered which contains the rural home and set of farm outbuildings. PARCELS # 8 & # 9 will then be offered with choice of parcels.

LIVE SIMULCAST INTERNET BIDDING WILL ALSO BE AVAILABLE IN ADDITION TO THE LIVE AUCTION.

TO REGISTER TO BID AT LEAST 48 HRS. PRIOR TO THE AUCTION, VISIT OUR WEBSITE AND/OR CONTACT THE AUCTIONEERS.

Keith W. Spicer Estate

Executors: Tammy M. Carlson and Margaret J. Reyes, Executors

Attorney for Estate: Charles Schulte, Sac City, Iowa.

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