

IDA COUNTY, IOWA FARMLAND

To Be Sold At

PUBLIC AUCTION

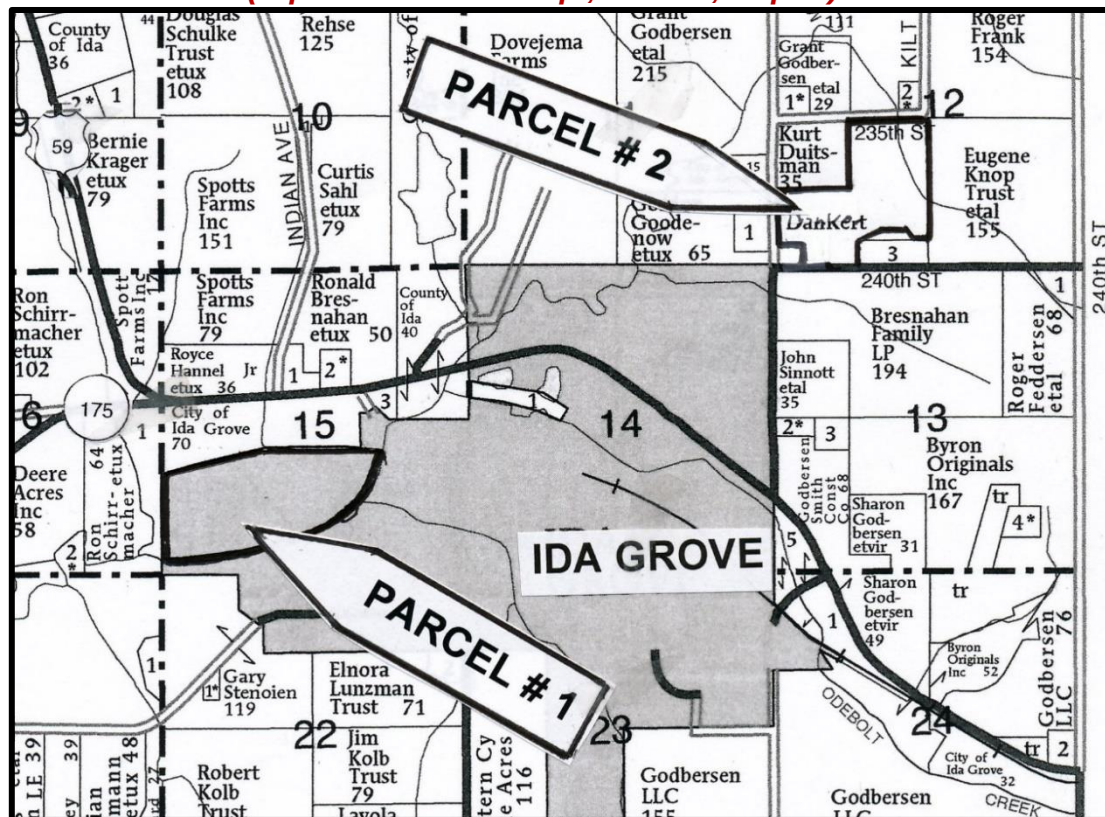
Friday, August 26, 2022

at: 10:00 A.M.

► Sale to be conducted at the Ida Grove Country Club. ◀

PARCEL # 1 is located just Southwest of Godbersen-Smith Construction Site (Exit onto Jasper Ave., and there is a permanent easement to access this Parcel. PARCEL # 2 is located at the Intersection of Keystone Ave. & 240th Street. (Parcel adjoins Ida Grove Cemetery to the North AND West)

(A part of Corwin Twp., Ida Co., IA plat)



LIVE INTERNET SIMULCAST BIDDING

In addition to the Live Auction, Internet Simulcast Bidding will also be available. To register to Bid AT LEAST 48 HRS. PRIOR TO THE SALE, visit our website: greenrealestate-auction.com and/or contact the Auctioneers

GENERAL DESCRIPTIONS

PARCEL # 1: A bare 118.71 acre parcel located in the SW portion of Ida Grove in Section 15 of Corwin Township.

FSA: Cropland Acres of 112.34 of which 5.67 acres are enrolled in a CRP buffer strip program. CRP contract is computed on the basis of \$ 399.60/acre (\$ 2,266.yr.) and expires on September 20, 2023. Corn Base of 53.33 and Soybean base of 53.31.

Surety Digital Soil Service indicates CSR2 of 85.3.

PARCEL # 2: A 90.44 acre parcel located just NE of Ida Grove in Section 12 of Corwin Township.

FSA: Cropland Acres of 82.98. Corn Base of 41.48 and a Soybean base of 41.47.

Surety Digital Soil Service indicates CSR2 of 84.8.

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 5, 2022. Possession given upon closing, subject to the current lease, which has been terminated and will expire on March 1, 2023. The CRP contract regarding Parcel #1 will be assigned to the Buyer at closing. There are no Buyer Contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Any announcements made day of sale will supersede any advertising. Auctioneers represent the Sellers in this sale.

AUCTIONEERS NOTE

This sale affords an Outstanding Opportunity to acquire well located, highly productive Ida County farmland that would make a solid addition to an existing operation or Ideal Investor-Income properties. For more details, visit our website and/or contact the Auctioneers.

Wayne Dankert Trust & Estate of Wayne Dankert, Owners

Attorney for Sellers: Thaddeus Cosgrove, Cosgrove Law Firm, Ida Grove, IA.

Trustee & Executor: Kevin Christie, Ida Grove, 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