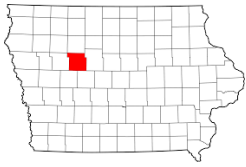


CALHOUN COUNTY, IA. LOGAN TOWNSHIP FARM

To Be Sold At



PUBLIC AUCTION

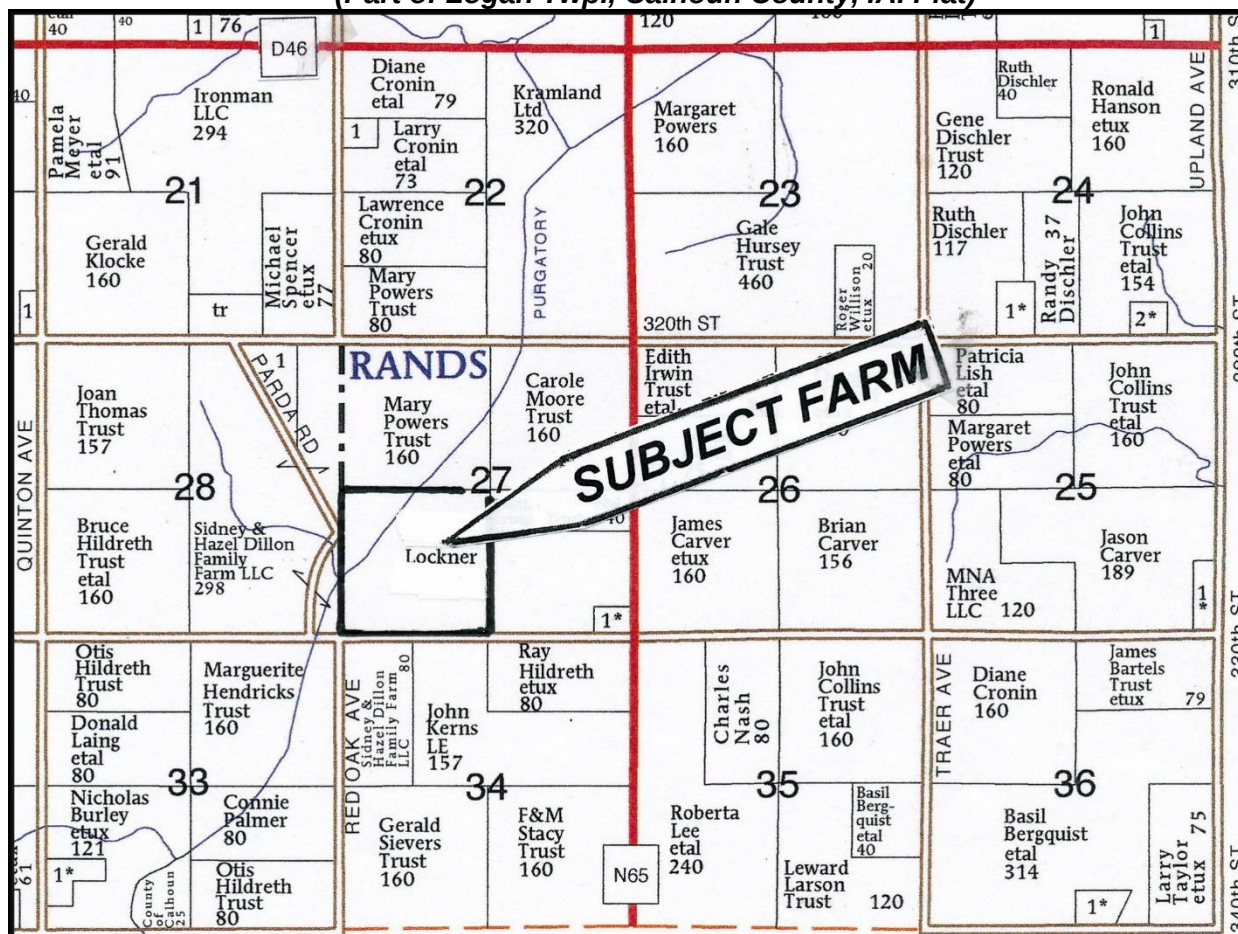
Thursday, November 3, 2022

at: 10:00 A.M.

Sale conducted at the Emergency Services Building, Lohrville, IA

Farm is located from Lohrville, IA., 3 miles North on N65, ½ mile West on 320th Street OR just South of Rands.

(Part of Logan Twp., Calhoun County, IA. Plat)



AUCTIONEER'S NOTE

This sale affords an excellent opportunity to acquire a very well located, productive Calhoun County, Iowa farm that would make a solid addition to an existing operation or an Ideal Investor/Income property.

Check our website for more information, aerial photos, soil maps, tile map, etc.

LEGAL DESCRIPTION

The SW1/4 of Section 27, T87N, R32W of the 5th P.M., Calhoun County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

A well located, productive Calhoun County farm being offered on the basis of 156.07 taxable acres. Farm will be offered as two parcels: PARCEL # 1: (E1/2): containing 79 taxable acres and PARCEL # 2: (W1/2): containing 77.06 taxable acres. The successful bidder will have choice of Parcel # 1, Parcel # 2 or may select both parcels. In the event the high bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will then be offered.

FSA currently has this farm combined with other land. Estimated crop acres are approximately 151 +/- . Purgatory Creek runs through the NW portion of this farm, which provides an excellent drainage outlet, and the farm enjoys somewhat recent tiling. Real Estate taxes: \$ 4,478./year. Visit our website for more information.

Surety Digital Soil Service Indicates:CSR2 of 84.5

(Parcel # 1: CSR2 of approx. 85.7;Parcel # 2: CSR2 of approx. 83.)

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, 2022. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Seller in this real estate auction and resulting transactions. Any announcements made day of sale will supersede any advertising.

LIVE SIMULCAST INTERNET BIDDING

Simulcast Internet Bidding will also be available in addition to the Live Auction. To Register to bid, **AT LEAST 48 HRS. PRIOR TO THE SALE**, visit our website and/or contact the Auctioneers.

Chris Lockner and Ray Lockner, Owners

Attorneys for Sellers: Steven W. Hendricks & Colin Hendricks, 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