

SAC COUNTY, IOWA FARMLAND

To Be Sold At

PUBLIC AUCTION

Tuesday, November 15, 2022 at: 10:00 A.M.

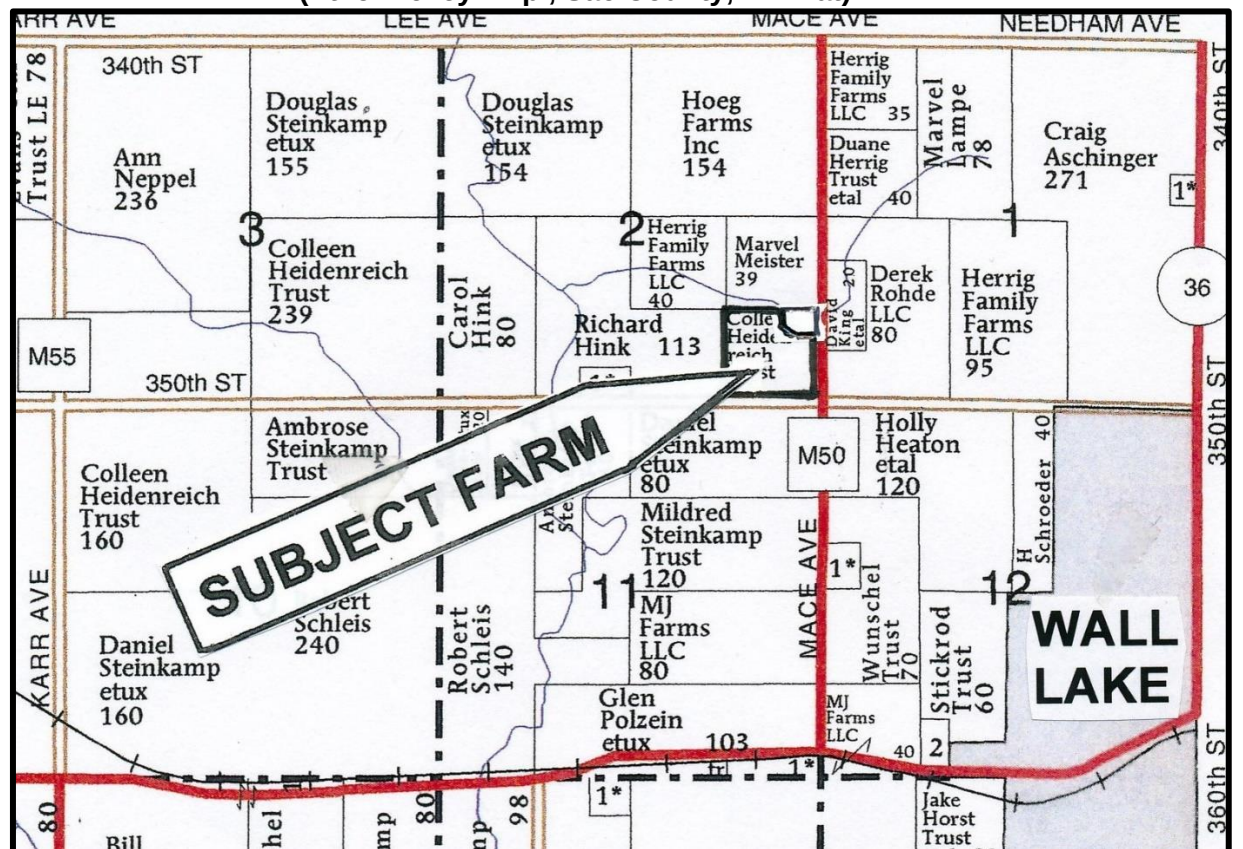
Sale held at the Wall Lake Community Center, Wall Lake, Iowa

Farm is located from Wall Lake, 1/2 mile West on D59/360th St., 1 mile North on M50.

(Pt. of Levey Twp., Sac County, IA. Plat)

SIMULCAST INTERNET BIDDING

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



LEGAL DESCRIPTION

SE1/4 SE1/4, Except Lot A, Section 2, T86N, R37W of 5th P.M., (Levey Twp.) Sac County, Iowa

GENERAL DESCRIPTION

This is a highly productive parcel of Levey Township farmland located just NW of Wall Lake, IA. along a hard surfaced road (M50). Farm will be offered on the basis of 33 acres, m/l.

FSA: Cropland of 32.07 of which 1.20 acres are enrolled in a CRP waterway program. Remaining effective (active cropland) has a Corn Base of 14.10 and a Soybean base of 10.60. The CRP contract for the 1.20 acres in the CRP waterway is computed on the basis of \$ 346.80./Acre (annual payment of \$ 416.) and this contract expires on September 30, 2024.

Current real estate taxes: \$ 1,076./year.

Surety Digital Soil Service indicates CSR2 of 90.5

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 28, 2022. Lease has been terminated and full possession given on March 1, 2023. Seller will pay real estate taxes prorated to the date of closing. 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. Any announcements made day of sale will supersede any advertising.

AUCTIONEER'S NOTE

A great opportunity to acquire a very high-quality parcel that would make a solid addition to an existing operation or an Ideal Investor/Income type property.

Colleen J. Heidenreich Trust

Trustee: Bob Heidenreich, Ft. Dodge, IA.

Attorney for Seller: Ron Eich, Wall Lake, IA

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