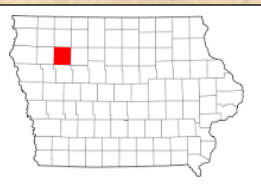


BUENA VISTA COUNTY, IOWA FARM



To Be Sold At

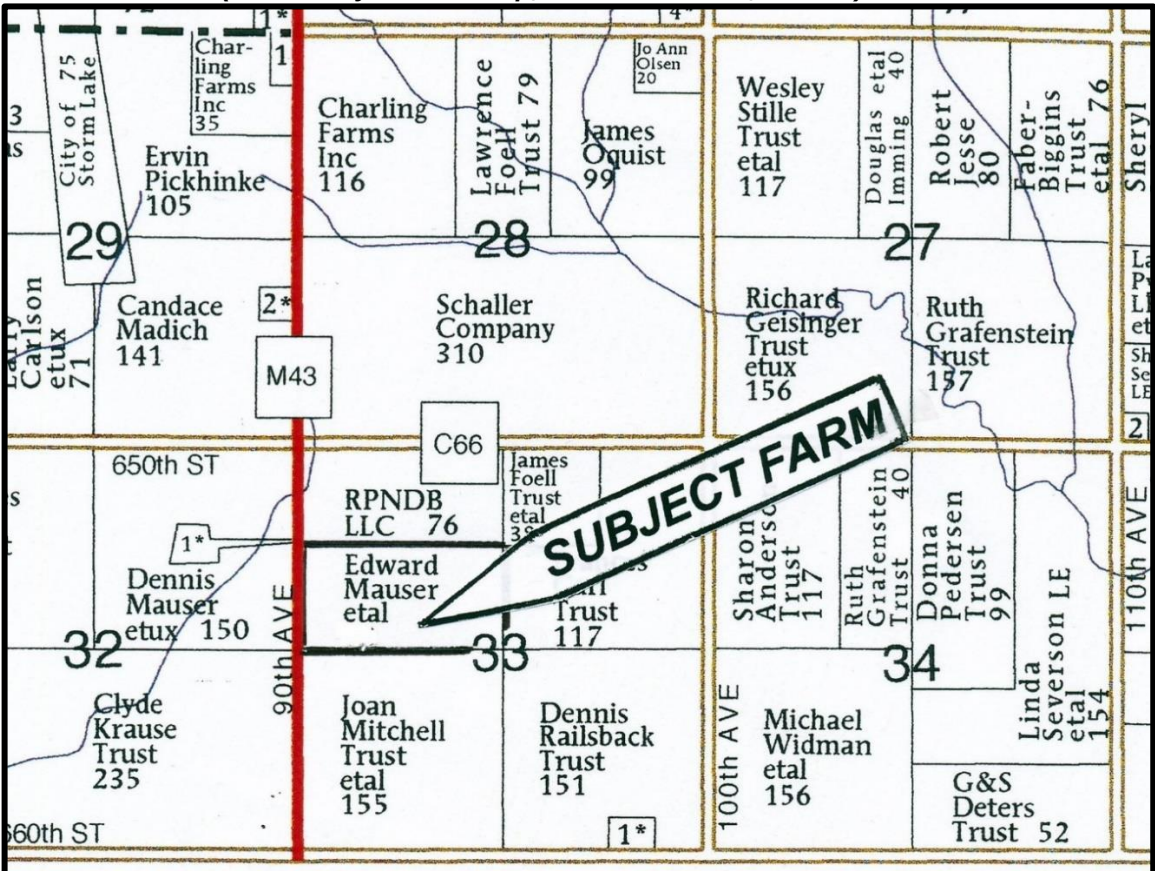
PUBLIC AUCTION

Wednesday, January 11, 2023

at: 10:00 A.M.

Sale to be held at the Columbus Hall, 1507 Lakeshore Drive, Storm Lake, Iowa
Farm is located from the Storm Lake Airport, ½ mile East on C68, 2 1/2 miles South of M43; OR From Schaller, IA., 1 mile North on #110, 3 miles East on D15, 3 1/2 miles North on M43.

(Part of Hayes Township, Buena Vista Co., IA. Plat)



SIMULCAST INTERNET BIDDING

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

AUCTIONEER'S NOTE

This sale affords an Outstanding Opportunity to acquire a very high-quality parcel of Buena Vista County farmland that would make a solid addition to an existing operation or an ideal Investor-Income type property.

LEGAL DESCRIPTION

The S1/2 NW1/4 of Section 33, T90N, R37W of 5th P.M., (Hayes Twp.), Buena Vista County, Iowa

GENERAL DESCRIPTION

This is highly productive 80 acre parcel of Buena Vista County farmland located along a hard surfaced road South of Storm Lake in Section 33 of Hayes Township.

FSA: Cropland Acres of 79 of which 10.7 acres are enrolled in buffer strips along the North, South and West boundaries of the farm. The CRP contract is computed on the basis of \$ 344.40/acre for an annual payment of \$ 3,685. and this contract expires on September 30, 2024. The CRP contract will be assigned to the Purchaser at closing. Current active cropland: Corn Base of 39.5 with PLC yield index of 171; Soybean Base of 27.4 w/ yield index of 50. The current lease has been terminated and the Buyer will receive full possession on March 1, 2023.

Current Real Estate Taxes: \$ 3,096./year.

► Surety Digital Soil Service indicates CSR2 of 94.6 ◀

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 March 1, 2023. Full possession given on March 1, 2023. Real Estate Taxes will be pro-rated to 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, as Iowa licensed Real Estate Brokers represent the Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising.

Beth (Mauser) Franzmeier, Paula (Mauser) Steeples, and Derick Mauser, Owners
Attorneys for Sellers: David Jennett, Storm Lake, IA. & Joshua Walsh, Newell, 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