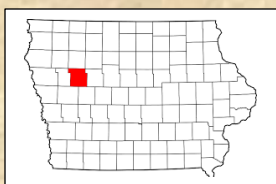


SAC COUNTY, IOWA FARM



To Be Sold At

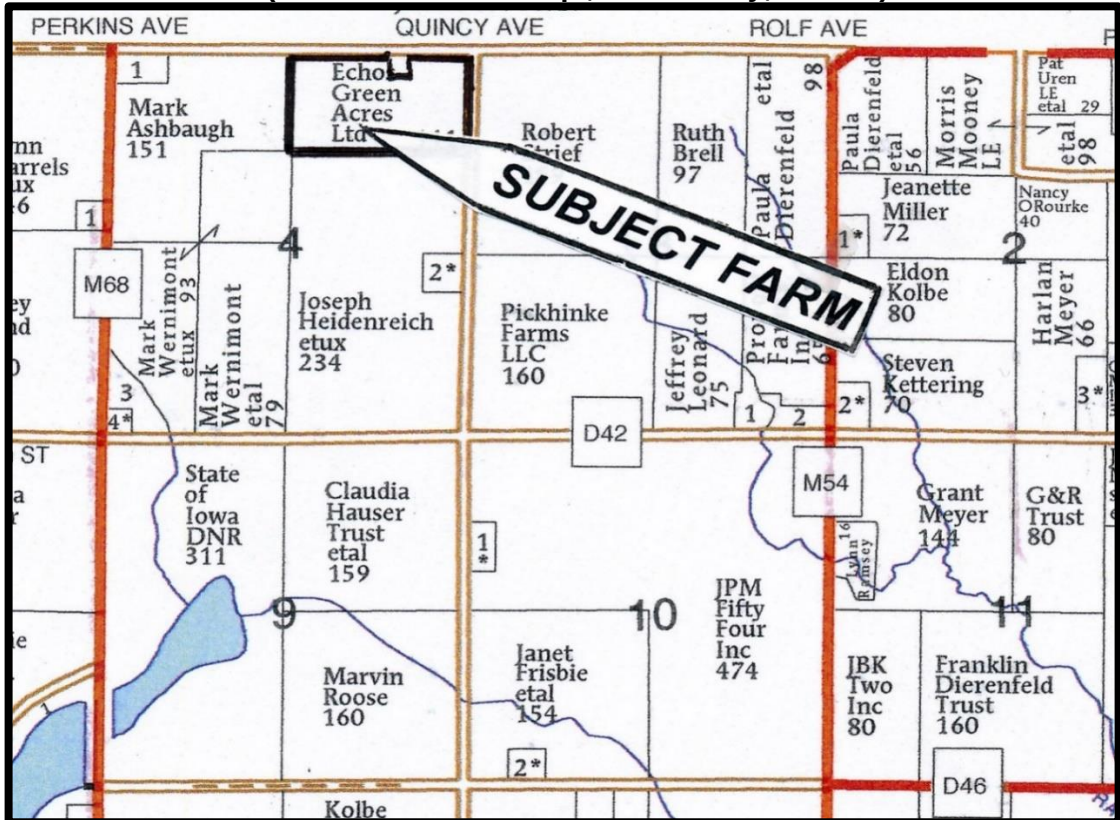
PUBLIC AUCTION

Friday, January 13, 2023 at: 10:00 A.M.

(Blizzard/Storm Date of January 20, 2023)

Sale to be held at the 4H Building, Sac County Fairgrounds, Sac City, Iowa
Farm is located from Sac City, IA., 2 ½ miles South on M54, 1 mile West on 280th Street

(Part of Wall Lake Twp., Sac County, IA. Plat)



AUCTIONEERS' NOTE

This sale affords an outstanding opportunity to acquire a well located, productive Sac County farm that would make a solid addition to an existing farming operation or an Ideal Investor / Income type property.

LEGAL DESCRIPTION

The Nfr1/2 of the NE1/4, Except part, Section 4, Township 87N, R36W of 5th P.M. (Wall Lake Twp.), Sac County, Iowa

GENERAL DESCRIPTION

A 111 acre, m/l, acre farm located SW of Sac City in Section 4 of Wall Lake Township. This is a highly productive parcel which has enjoyed good farming practices. **FSA DATA:** 109.03 Cropland Acres; Corn Base of 80.55 and Soybean Base of 26.95. The farm lease has been terminated and the Buyer will receive full possession on March 1, 2023. Real Estate Taxes: \$ 3,566./year.

Surety Digital Soil Service: CSR2 of 86.8

Farm will be offered as one parcel on the basis of 111 acres, more or less.

TERMS OF SALE

Purchaser 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 February 28, 2023. Real Estate taxes will be pro-rated to date of closing. There are No Buyer Contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Auctioneers, as licensed Real Estate Brokers represent the Seller. Any announcements made day of sale will supersede any advertising.

SIMULCAST INTERNET BIDDING

There will be Simulcast Internet Bidding 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.

Echo's Green Acres, Ltd., Owners

Attorney for Sellers: Kevin Murray, Sac 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