

SAC COUNTY, IOWA FARM

To Be Sold At



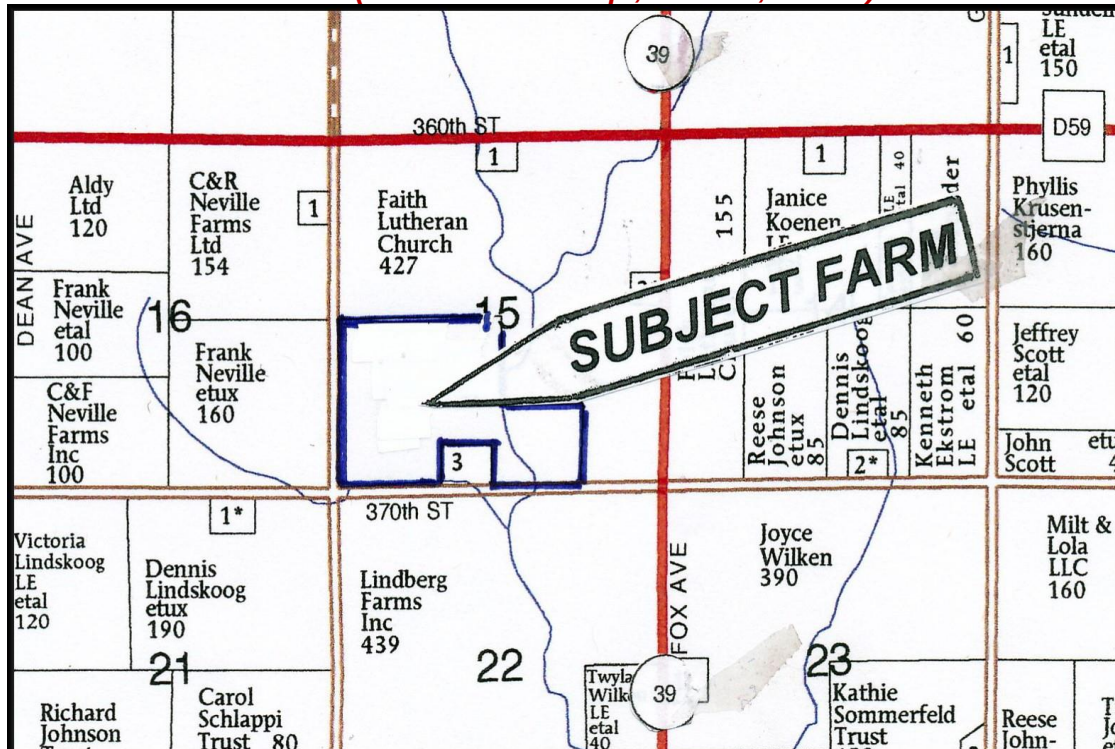
PUBLIC AUCTION

► Friday, January 19, 2024 at: 10:00 A.M. ◀

Sale held at the Odebolt Community Center, Odebolt, IA

Farm is located from Odebolt, IA, 4 miles South on Hwy. #39, 1/2 mile West on 370th Street

(Pt. of Wheeler Twp., Sac Co., IA Plat)



AUCTIONEER'S NOTE

Throughout many nations and cultures, wealth has always been determined by land ownership. Rich Iowa farmland offers steady income and strong security. The common phrase "the best investment on earth is earth itself", could not be more applicable than in today's world. We hope this land auction offers you an opportunity to enhance your farming operation and/or investment needs.



LEGAL DESCRIPTION:

SW1/4 & SW1/4 SE1/4, Ex. pt., Section 15, T86N, R38W of 5th P.M. (Wheeler Twp.), Sac County, Iowa

GENERAL DESCRIPTION & METHOD OF SALE

Selling a farm located South of Odebolt, IA in Section 15 of Wheeler Township, Sac County. Offered as one parcel on the basis of 183.8, m/l, taxable acres.

FSA cropland acres of approx.156.85 **w/CSR2 of 72.7** w/balance of farm in pastureland, etc. Corn Base of 61.60; Soybean Base of 52.50; & Oat Base of 5.20. It appears that there could possibly be additional land converted to cropland.

This well located, productive farm enjoys good farming practices and has great potential. This sale affords an Excellent Opportunity to acquire Sac County farmland that would make a solid addition to an existing operation or an Ideal Investor/Income type property. Visit our website and/or contact the Auctioneers for more information.

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 15, 2024. Possession given upon closing, subject to the current farm lease which has been terminated and will expire on March 1, 2024. Real Estate Taxes will be pro-rated 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, as Iowa licensed Real Estate Brokers represent the Sellers in this real estate auction. Any announcements made on the day of sale will supersede any advertising.

LIVE SIMULCAST INTERNET BIDDING

Live Simulcast Internet Bidding will 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.

Margaret Ann Buller, Natalee Messmann & Bloyce Earl Johnson Revocable Trust,
Owners

Attorney for Seller: Joseph Heidenreich, Odebolt, IA

Sale Arranged & Conducted By:



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Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers

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