

# HEARTLAND MUSEUM CLARION, IOWA PUBLIC AUCTION

September 11th, 2018 at 10:00 AM at the Heartland Museum in Clarion, Iowa

## GENERAL DESCRIPTION

This farm contains 86.0 acres (M/L) with 81.2 acres tillable located in Section 6 of Blaine Township, Wright County, Iowa.  
86.0 Acres (M/L) of Gross Land  
81.2 Acres (M/L) of Tillable Land  
94.36% Tillable  
Average CSR2 of 82.6  
Average CSR of 75.7  
Predominant Soil Types: Kossuth, Bode, and Ottosen, Soils.  
FSA cropland acres 81.2  
Corn base 46.2 acres PLC yield of 141  
Soybean base 31.3 acres PLC yield of 43  
Lease will be terminated prior to September 1st and offered free and clear for 2019 crop year.  
Current real estate taxes are \$1,358.00 and will be prorated to the date of possession.



## LEGAL DESCRIPTION

The South half (S 1/2) of the fractional Northwest Quarter (NW 1/4) of Section Six (6), Township Ninety-One (91), Range Twenty-Three (23) West of the 5th PM, Wright County, Iowa (exact legal description will be taken from the abstract for this property).

## LOCATION

**From Clarion:** 5 miles East on Hwy 3, continue 1/2 mile East on 220th St, South 1/4 mile on Taylor Avenue. The farm is located on the West side of Taylor Ave.

**From Rowan:** 1 mile West on 212th St, turn South onto Union Ave/220th Street, and continue for 2 miles and turn South onto Taylor Avenue for 1/4 mile. The farm is located on the West side of Taylor Ave.

## METHOD OF SALE

The purchase price will be the final bid times 86.0 acres.

There are no buyer contingencies of any kind. All bidders are required to have their financing arrangements made prior to the auction. A 10% earnest money deposit will be required at the close of the auction. Buyer will sign a standard real estate contract and will agree to pay the balance of the purchase price at closing when the deed and merchantable title will be delivered to the buyer. Seller reserves the right to reject any and all bids.

**CALL 515-573-3707 TODAY FOR MORE DETAILS.**

Visit [www.taylorlandmanagement.com](http://www.taylorlandmanagement.com) for official sale bill and additional information



**SELLERS:** Howard Trust Farm, Owners/Sellers  
**BROKER:** Taylor Land Management, Brent Taylor  
Fort Dodge, Iowa 515-570-4931  
[www.taylorlandmanagement.com](http://www.taylorlandmanagement.com)  
**AUCTIONEER:** John Hjelm, The Acre Company,  
712-240-3529