

HEARTLAND MUSEUM, CLARION, IOWA PUBLIC AUCTION

September 20th, 2018 at 10:00 AM at the Heartland Museum in Clarion, Iowa

GENERAL DESCRIPTION

This farm contains 120.0 acres (M/L) with 117.53 acres tillable located in Section 21 of Norway Township, Wright County, Iowa.

120.0 Acres (M/L) of Gross Land

117.53 Acres (M/L) of Tillable Land

97.94% Tillable

Average CSR2 of 84.4

Average CSR of 79.8

FSA Cropland Acres 117.536

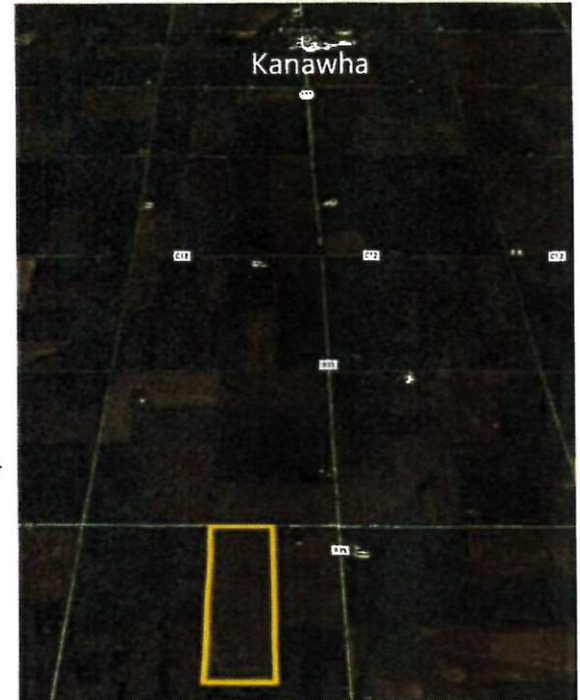
Corn base is 59.20 acres with PLC yield 168 bpa

Soybean base is 57.80 acres with PLC yield of 36 bpa

2018 lease to be terminated prior to September 1st and offered free and clear for the 2019 crop year.

Current real estate taxes are \$3,320.00 and will be prorated to date of possession.

Predominant Soil Types: Canisteo, Nicollet, & Webster.



LEGAL DESCRIPTION

The West half (W 1/2) of the Northeast quarter (NE 1/4) and the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of Section Twenty-One (21), Township Ninety-Three (93) North, Range Twenty-Five (25) West of the 5th PM, Wright County, Iowa (The exact legal description should be taken from the abstract for this property.)

LOCATION

From Kanawha: South 4 1/2 miles on R35 to 130th St. Turn West for 1/4 mile. Farm is on the South side of 130th St.

From Belmond: 9 1/4 miles West on C20. Farm is on the South side of 130th St.

From Clarion: 8 miles North on R38 to 130th St. 3 1/4 miles West on 130th St. farm is on South side of 130th St.

METHOD OF SALE

The purchase price will be the final bid times 120.0 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 scheduled for November 1st 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 for official sale bill and additional information



SELLERS:

Donna Toftey Revocable Trust

BROKER:

Taylor Land Management, Brent Taylor
Fort Dodge, Iowa 515-570-4931
www.taylorlandmanagement.com

AUCTIONEER:

John Hjelm, The Acre Company,
712-240-3529 www.theacreco.com