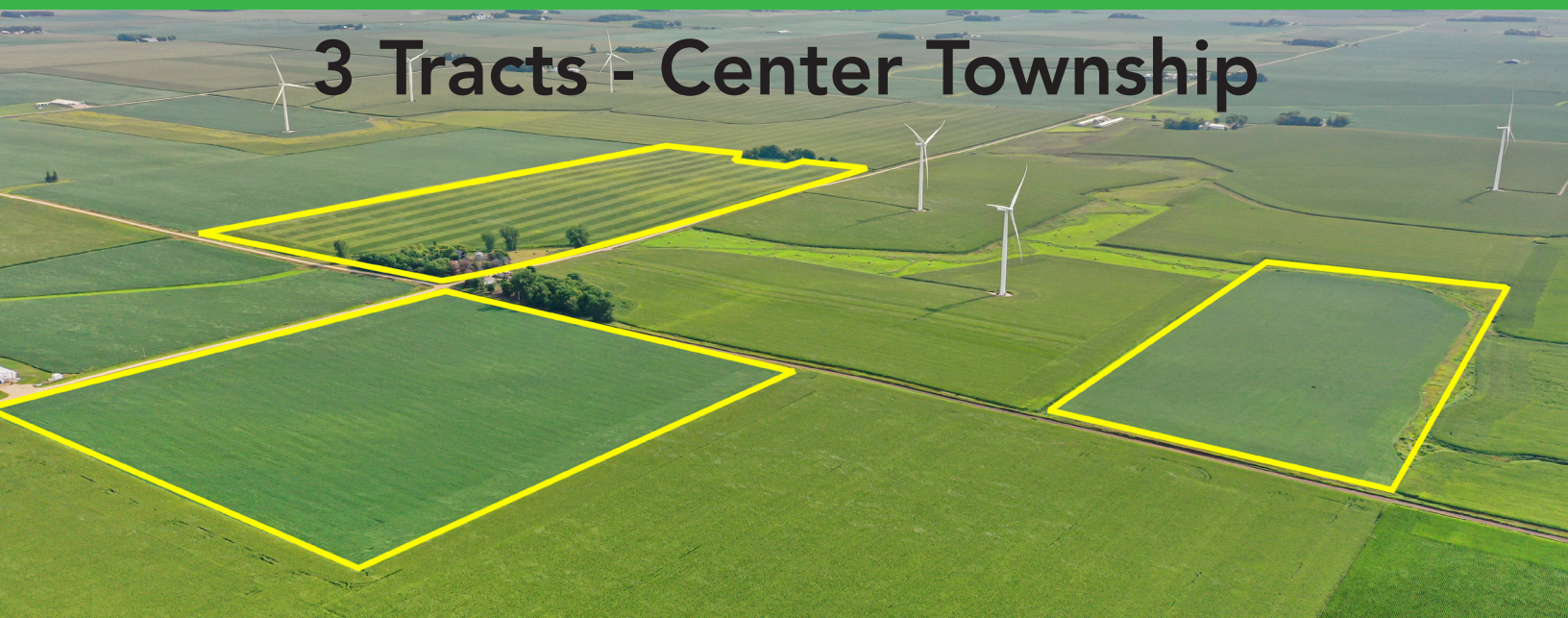


3 Tracts - Center Township



Thursday - September 9, 2021 @ 10:00am
Primghar Community Building, 215 1st St SE

Broker's Notes: Take advantage of this opportunity to purchase one, or multiple, productive O'Brien County Tracts. These farms offer great CSR2 scores and lay very nicely all within 1/2 mile of eachother.

Tract 1: - 78.5 Acres m/l Section 23 Center Township

Description: Tract 1 offers a gently sloping 69.93 fsa crop acres bordered on the SW corner by a waterway and 5.14 acre homestead.

FSA Information:

Corn Base Acres: 34.5
 Corn PLC Yield: 165

Soybean base acres: 34.5
 Soybean plc yield: 50

Crop Acres: 69.93 m/l

RE Taxes: \$2,312

CSR2 94.9

Tract 2: - 40 Acres m/l Section 27 Center Township

Description: Tract 2 is a highly productive all tillable 40 acre parcel with a gentle drainage break.

FSA Information:

Corn Base Acres: 19.2
 Corn PLC yield: 165

Soybean Base Acres: 19.2
 Soybean PLC Yield: 50

Crop Acres: 38.4

RE Taxes: \$1,084

CSR2 95

Tract 3: 30.61 Acres m/l Section 26 Center Township

Description: 30.61 acre parcel featuring 26.62 crop land acres. Bordered on S & E sides by 4 acre grass & waterway.

FSA Information

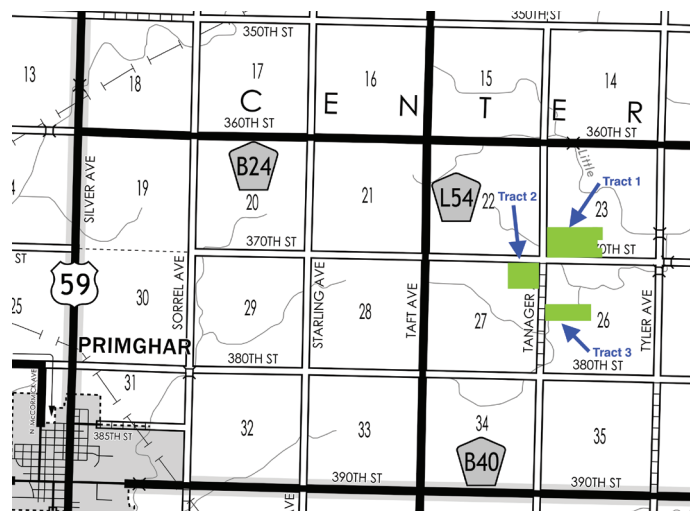
Corn Base Acres: 12.8
 Corn PLC Yield: 165

Soybean Base Acres: 12.8
 Soybean PLC Yield: 50

Crop Acres: 26.62

RE Taxes: \$788

CSR2 92.6



Method of sale: Tracts will be offered as buyers choice. High bidder will have the choice of one or any combination of tracts 1, 2 & 3. If the successful bidder does not take all tracts, this method will repeat until all tracts are sold.

Terms: 10% down at day of sale. Balance due at closing. Seller will keep the rent for the 2021 crop season. The buyer is responsible for any septic system improvements

Possession: At close on November 16, 2021. Possession is open for the 2022 crop season