

PLYMOUTH COUNTY, MEADOW TOWNSHIP, 80 ACRES M/L

LAND AUCTION

SATURDAY, NOVEMBER 18, 2017 * SALE TIME: 10:30 A.M.

DIRECTIONS & AUCTION LOCATION:

From the Golden Pheasant, Hwy. 3 Remsen, IA: 4 Miles East on Hwy. 3, 2 miles North on L-22, ½ mile East on 150th Street, From Marcus, IA: From the Marcus Junction, 4 miles West on Hwy. 3, 2 miles North on L-22, ½ mile East on 150th St.

(In case of inclement weather, the auction will be held at the Marcus Community Center, 319 North Main Street, Marcus IA).

LEGAL DESCRIPTION: The East Half of the Northwest Quarter (E ½, NW ¼), Section Thirty-six (36), Meadow Township, T 93 N, R 43 West of the 5th P.M., Plymouth County, State of IA containing 80 acres M/L.

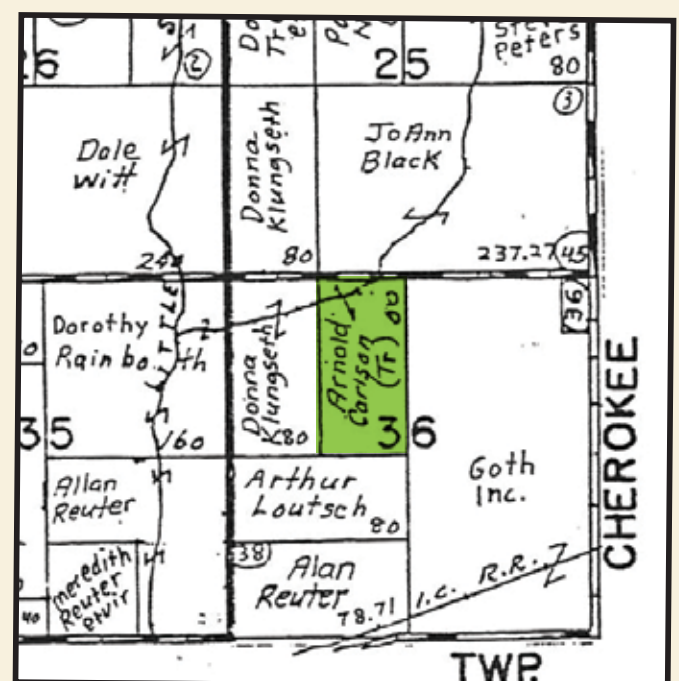
GENERAL DESCRIPTION: According to the Plymouth County FSA office, this farm has 78.75 farmland acres with cropland acres at 75.71. The farm is enrolled in the ARC county program with the corn base acres at 38 and soybean base acres are 36.80. The PLC yield is 127 bushels for corn and 45 bushels for soybeans. The predominant soil type is Galva & Primghar with a weighted CSR II average of 93.7. Included in the sale of this farm is a Stormor 24' grain bin with aeration floor, stirrator and a bin spreader. This bin has hardly been used and is in above average condition.

REAL ESTATE TAXES: The seller will pay all of the taxes up to December 31, 2017 and all prior taxes. The net taxes on this farm are approximately \$2,106.00 per year.

TERMS: The buyer will be expected to pay ten percent (10%) of the purchase price on the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 22, 2017 at which time the seller will furnish the buyer with a Trustee Deed and an Abstract showing good and merchantable title.

POSSESSION: This sale is subject the existing lease which expires on February 28, 2018. The lease has been properly terminated and early possession will be with the consent of the present tenant.

AUCTIONEER'S NOTE: This farm in its present state of production has had conservation practices installed such as the terraces, and also have had numerous tiling already completed. With the CSR II weighted average of 93.7 should tell you this farm is an excellent producing farm. I would like to thank the Carlson family for giving us the privilege and opportunity to sell their family farm to you at public auction.



BARBARA J. CARLSON & ARNOLD V. CARLSON REVOCABLE TRUST

Successor Trustees:
Kirk Carlson &
Alan Carlson

Attorney:
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Auctioneer:
JIM KLEIN

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