

VERY CHOICE 88 ACRES M/L LAND AUCTION

EAST ORANGE TOWNSHIP, SIOUX COUNTY, IA

MONDAY, NOVEMBER 6, 2017 * SALE TIME: 10:30 A.M.

DIRECTIONS & SALE LOCATION: From Granville, IA at the intersection of Hwy. 10 & County Road L-22, 1 mile South on L-22, then ½ mile West on 470th Street.

(In case of inclement weather, the auction will be held at the Granville Community Center, 619 Broad Street, Granville, IA).

LEGAL DESCRIPTION: That Part of the Northwest Quarter (NW ¼) [EXCEPT the Northern 32 acres M/L consisting of land and an acreage], and the East Half of the East Half (E ½, E ½,) Section Fourteen (14), East Orange Township, T 94 N, R 43 West of the 5th P.M., Sioux County, State of Iowa containing an unimproved 88 acres M/L.

GENERAL DESCRIPTION: The following Sioux County FSA information has comingled figures with other land, so a reconstitution will have to be completed after the auction. According to the information provided, the Sioux County FSA has the farmland acres at 116.34 with the cropland acres at 112.42. The farm is enrolled in the ARC county program with corn base acres at 55.90 and soybean base acres at 54.70. There is 1.22 acres in the CRP program with a contract expiration date of September 30, 2025 and the annual payment per acre is \$493.76. In regard to the soil map, the predominant soils are Galva, Marcus, Primghar and a small amount of Afton with a weighted CSR II of 93.7.

REAL ESTATE TAXES: The seller will pay all of the taxes up to December 31, 2017 and all prior taxes. The taxes are approximately \$24.89 per acre.

TERMS: The buyer will be expected to pay ten percent (10%) of the purchase price the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 15, 2017 at which time the seller will furnish the buyer with a Warranty Deed and an Abstract showing good and merchantable title.

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

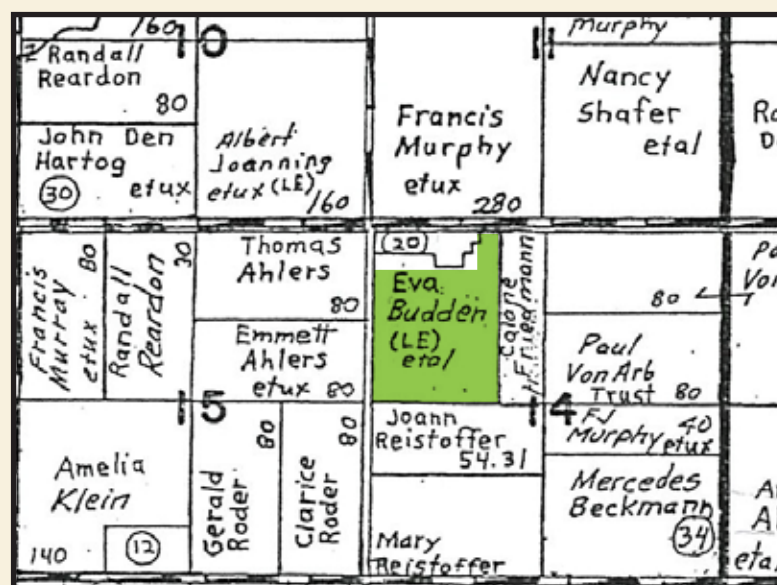
METHOD OF SALE: The highest successful bid the day of the auction will be multiplied by 88 acres provided that the survey is not completed at that time. If the survey is completed, we will use those figures surveyed multiplied by the highest bid obtained. The seller will pay for the survey and any boundary lines that need to be established.

AUCTIONEER'S NOTE: This is a rare but choice opportunity to purchase a tract of land of this quality and also with its location. Don and Maretha Budden have taken excellent care of the family farm. I would like to extend my gratitude to the Budden family for giving us the opportunity to conduct the auction of their family farm. It is greatly appreciated. If you have any questions in regard to the contents of this sale bill, or the farm itself, please do not hesitate to call the auctioneer at the telephone numbers listed.

**MRS. NORBERT (EVA) BUDDEN ESTATE,
OWNER**

Executors:
Carolyn Gergen & Ron Budden

Attorney for the Estate:
Debra S. DeJong, Orange City, IA



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**Auctioneer:
JIM KLEIN**

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