

VERY CHOICE, PRIME 154 ACRES M/L & 6 ACRES M/L ACREAGE FLOYD TOWNSHIP, SIOUX COUNTY, IOWA LAND AUCTION

ADDRESS 4567 420th Street, Hospers, IA

FARM LOCATION: From Hospers, IA go 2 miles South on L-22,
then 1/2 mile East on 420th Street or from Granville, IA go 1 mile West
on Hwy. 10, then 4 miles North on L-22, then 1/2 mile East on 420th Street.

FRIDAY, NOVEMBER 13, 2015 @ 10:30 A.M.

TRACT I

LEGAL DESCRIPTION: The Northeast Quarter (NE 1/4), (EXCEPTION to the acreage), Section Twenty-three (23), Floyd Township, T95N, R43West of the 5th PM, Sioux County, State of Iowa containing an unimproved 154 acres M/L.

GENERAL DESCRIPTION: In the offering will be 154 acres m/l with soil types consisting of Galva, Primghar and Marcus Series with a superb CSR 2 weighted average of 99.15. This farm, in its present state of cultivation and productivity, has been very well managed and preserved with a gentle slope. According to the Sioux County FSA office, this farm has corn base acres of 76.20 and soybeans at 74.20 and has been enrolled in the ARC County program.

TRACT II

LEGAL DESCRIPTION: That Part of the Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4), Section Twenty-three (23), Floyd Township, T95N, R43West of the 5th PM, Sioux County, State of Iowa containing an improved 6 acres m/l.

GENERAL DESCRIPTION: In the offering is an extremely nice building site located just 2 1/2 miles from Hospers, Iowa and located back into the field approximately 200-300 yards. There is a two story home built in 1945 consisting of five bedrooms with a 3/4 bath on the main floor, 1/2 bath upstairs and 1/2 bath in the basement. The heat pump/central air was installed in May, 2006; shingles replaced approximately 5-6 years ago and almost all of the windows have been replaced over the years. The home is filled with oak trim, oak woodwork and solid oak wood flooring throughout the house along with a walk up attic for extra storage and a full basement with a fruit cellar.

OUTBUILDINGS: 4,500 bushel drying bin; 48' x 60' steel pole machine shed; corncrib set up for shelled corn on the sides and overhead bins; 36' x 40' Quonset machine shed; 3 car garage; 36' x 60' barn with hayloft and numerous other outbuildings. There is rural water supplied to the building site and the electricity is served by REC. Note: These outbuildings have been very well maintained structurally.

METHOD OF SALE: These two tracts will be sold separately and not combined. Both properties will be surveyed after the auction to establish the amount of acres in each tract. The land will be sold to the highest dollar bid at the auction multiplied by 154 acres and after the survey is completed the acres will be adjusted by the dollar amount bid, times the surveyed acres at closing.

REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 31, 2015 and all prior taxes. The approximate taxes on the 6 acre building site is \$1,290.00 and the approximate taxes on the land is \$4,080.00

TERMS: The buyer(s) will be expected to pay ten percent (10%) of the purchase price down the day of the auction and sign a real estate contract agreeing to pay the balance on or before January 15, 2016 at which time the seller will deliver a Court Officer's Deed and an abstract showing good and merchantable title. There will be an interest charge on the unpaid balance if buyer(s) fail to perform on the scheduled date of settlement.

POSSESSION: Possession will be given on the date of settlement or sooner with the consent of the seller. This sale is subject to the existing lease which will expire on March 1, 2016 and this lease has been properly terminated.

AUCTIONEER'S NOTE: LAND – If this is not the highest, then it has to be the rarest of opportunities to purchase one of the top farms not only in Sioux County but surrounding counties and the state of Iowa. The present tenants have done an excellent job of preserving this farm's quality.

ACREAGE – If you have been looking for an acreage that has everything you want in a house, machine sheds and out buildings, this is one that you need to consider. The location is not the only emphasis but the possibilities are endless. You will not find an acreage with buildings like this acreage has to offer. If you want to set up an appointment to look at the acreage, contact Jim at one of the telephone numbers listed below.

DISCLAIMER: No warranty or guarantee is given to the accuracy of the information and figures provided. We encourage all prospective buyers to inspect the properties personally and secure other information if necessary. This property is sold with the seller's approval. The auction company and the auctioneers are representing the sellers in this transaction. Any announcement made the day of the auction will supersede any information printed here in. The auctioneer and sellers recommend that any all buyers have your finances arranged prior to the auction because any contingencies will not be accepted.



HERB PORTZ ESTATE - OWNER MATT PORTZ, EXECUTOR; BRAD DEJONG, ATTORNEY FOR ESTATE



171 South Washington Street
Remsen, Iowa 51050
www.kleinrealestate-auction.com

OFFICE: 712-786-2870
HOME: 712-786-3313
jaklein@midlands.net

SEE OUR WEBSITE FOR PICTURES

Auctioneers:
JIM KLEIN 712/540-1206

