

EXCELLENT MARION TOWNSHIP, PLYMOUTH COUNTY

# LAND AUCTION

UNIMPROVED 197 ACRES M/L

SATURDAY, OCTOBER 28, 2017 • SALE TIME: 10:30 A.M.

**FARM LOCATION & AUCTION SITE:** From Remsen, IA: 4 miles West on Hwy. 3, then 3 miles South on K-64, then 1 mile West on 200th Street.  
From the intersection of K-64 & Hwy. 3 Oyens, IA: 3 miles South on K-64, then 1 mile West on 200th Street.  
From the Southeast corner of LeMars, IA: 4 miles West on C-30 then 1 mile South on Otter Avenue.

**Incase of inclement weather, the auction will be held at:** Remsen City Hall Gymnasium, 205 Fulton Street, Remsen, IA

**LEGAL DESCRIPTIONS:**

**TRACT "A"** is The Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4), Section Twenty-nine (29), Marion Township, T 92 N, R 44 West of the 5th PM, Plymouth County, State of Iowa containing an unimproved 40 acres more or less.

**TRACT "B"** is The Northwest Quarter (NW 1/4) (EXCEPT the acreage of three acres M/L), in Section Twenty-nine (29), Marion Township, T 92 N, R 44 West of the 5th PM, Plymouth County, State of Iowa containing 157 acres more or less.

**GENERAL DESCRIPTION:** According to the Plymouth County FSA office, this subject property has farmland acres of 196.82 with 192.45 cropland acres. The base acres for corn is 96.27 with a PLC Yield of 159 and the base acres for soybeans is 96.19 with a PLC Yield of 48. This farm is in the farm program under the Arc-Co plan. There have been conservation practices implemented on this farm with the installation of the terraces in the year of 2000. This farm in its present state of production and high state of cultivation has soil types consisting predominantly of Galva soils with a splashing of Radford and the weighted CSR II average for Tract A is 86.32 and Tract B is 84.42.

**TERMS:** The buyer(s) 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 15, 2017, at which time the seller will furnish the buyer(s) with a Trustees Warranty Deed and an abstract showing good and merchantable title.

**METHOD OF SALE:** The highest successful bidder will have the choice of taking Tract A, Tract B or both Tracts A and B. In the event the highest successful bidder chooses to take both Tracts A and B the auction of the land is completed.

**REAL ESTATE TAXES:** The seller will pay all of the real estate taxes up to December 31, 2017 and all prior taxes. The approximate annual taxes on Tract A are \$934.00 and Tract B \$3,454.00.

**POSSESSION:** This sale is subject to the existing lease which expires on February 28, 2018, with the present tenant being properly terminated. Early possession will be at the discretion and consent of the present tenant.

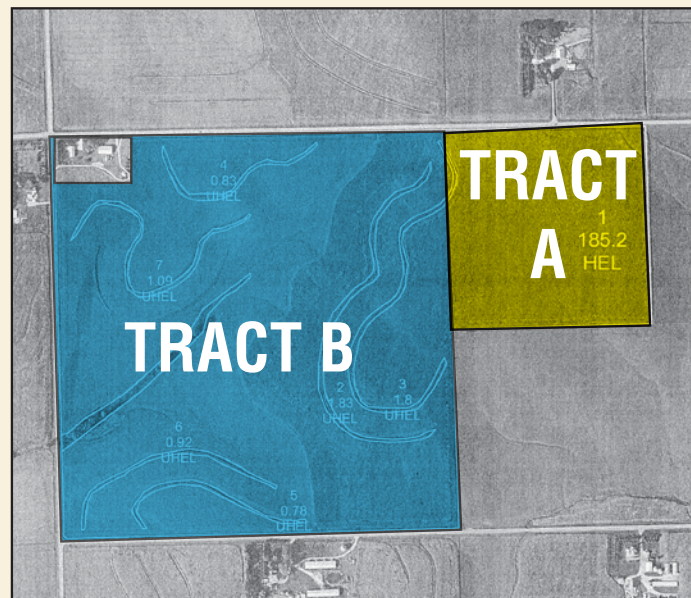
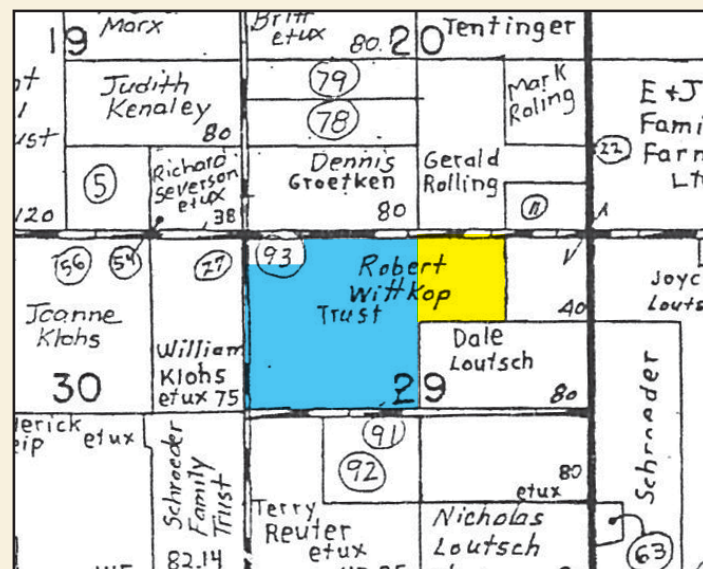
**DISCLAIMER:** There are no warranties or guarantees given to the accuracy of the information and figures provided and we assume all prospective buyers have inspected the property personally & secured information if necessary. The auction company and the auctioneer are representing the sellers in this transaction. This property is sold with the seller's approval only. The auctioneer and sellers recommend & would assume that any and all buyers have their finances arranged prior to the auction because contingencies will not be acceptable.

**AUCTIONEER'S NOTE:** In the offering is a piece of land for anyone that is looking to buy, and should be extremely excited about the grain outlets so close with Remsen, Oyens and LeMars. The present tenant has taken care of this farm for the last 30 years as if it was his own property. If you have any questions in regard to the terms, conditions, method of sale, please do not hesitate to contact the auctioneer at your convenience. This is a great opportunity and privilege to conduct this land auction for the Wittkop family.

## ROBERT WITTKOP REVOCABLE TRUST and MYRNA WITTKOP REVOCABLE TRUST, OWNERS

**TRUSTEES:**  
Marsha Flewelling and Doug Wittkop

**ATTORNEY REPRESENTATION:**  
Chad Thompson,  
Thompson Phipps and Thompson Law Firm



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### Auctioneer: JIM KLEIN

SEE OUR WEBSITE FOR PICTURES

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Iowa Auction Group

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