

Excellent Reading Township Land, Sioux County at LIVE/Internet Public Auction

Friday, November 5, 2021 • Sale Time: 10:30AM

The auction will be held at the site

In case of inclement weather it will be held at the Ireton Community Center.

Directions: From Ireton, IA, go 3 miles south on K-30 then 2 ½ miles east on 500th St., or from Maurice, IA, go 3 miles South on Hwy 75 then 4 ½ miles west on 500th St., or from Craig, IA, go 2 miles north on K-30 then 2 1/5 miles east on 500th St., or from Struble, IA, go 3 miles west on C-12 then 2 miles north on Juniper/Fir Avenue then ½ mile west on 500th St.



LIVE/Internet Bidding: If you are unable to attend the live/internet auction you have the option to bid through our Proxibid platform the day of the auction. Pre-bidding on the internet will begin on October 28, 2021. There will be no buyer premium applied to a successful online purchase.

Legal Description: That part of the East 20 acres of the Southwest Quarter (SW¼), the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), and the South ½ (S ½) of the Southeast Quarter (SE¼) with the (EXCEPTION of the existing building site of 11 acres M/L), Section 27, Township 94 North, Range 46, West of the 5th P.M. Sioux County, State of Iowa containing an unimproved 127.62 acres M/L.

Method of Sale: On the day of the auction, we will take the top dollar bid times (X) 127.62 acres which will be subject to a survey to be completed before closing and the proper surveyed acres will be adjusted at that time.

General Description: According to the Sioux County Farm Service Agency the subject property has farmland acres at 127.62 and the crop land acres at 125.20. The crop election choice is ARC County for soybeans and price loss coverage (PLC) for the corn. The base acres for the corn is 91.20 with a yield of 139 and soybean base acres at 30.30 with a yield of 41. This farm carries a whopping weighted CSRII average of 93.2. The soil types consist of: 310B Galva (38.0%), 91B Primghar (23.2%), 310B2 Galva (21.9%), 91 Primghar (5.1%), 310C2 Galva (4.9%), 92 Marcus (4.3%), Afton (2.6%).

This farm in its present state of productivity, soil types and the CSRII average is definitely a diamond in the rough.

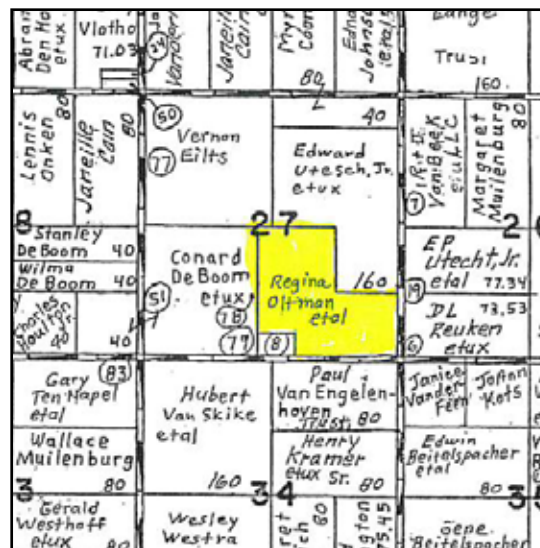
Real Estate Taxes: The seller will pay all of the real estate taxes up to December 31, 2021, and all prior taxes. The net taxes on this subject property are \$4,558.00 per year.

Terms: The buyer will be expected to pay 10% of the purchase price down on the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 17, 2021 at which time the seller will furnish the buyer with a proper deed and an abstract showing good and merchantable title.

Possession: This sale is subject to the existing lease which has been terminated and expired on February 28, 2022. The new buyer at the consent of the present tenant may have early possession.

Auctioneers Note: This is a great opportunity for anyone looking for some high-quality farm ground to purchase in today's real estate market. The sellers nor the auctioneer/broker make any guarantees or warranties as to the information provided within. You are strongly encouraged to view the property or visit with present tenant or the auctioneer/broker conducting the auction. The final bid will be at the approval of the sellers only. All announcements made the day of the auction shall supersede anything printed herein. The auctioneer/broker represents the seller only in this transaction. For more information, FSA documents and video can be viewed on these websites:

www.iowaauctiongroup.com & www.kleinrealestate-auction.com.



Regina Oltmanns Estate, Owner



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**Auctioneer:
Jim Klein**

SEE OUR WEBSITE FOR PICTURES

www.iowaauctiongroup.com



Iowa Auction Group

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