High Quality Land, Remsen Township, Plymouth County, 137.33 acres M/L

LIVE/Internet Land Auction

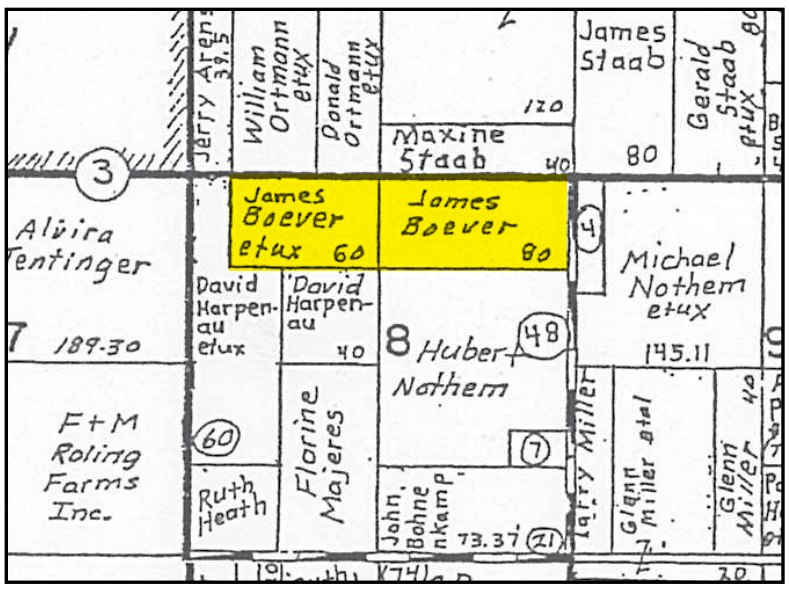
Friday, February 25, 2022 • Sale Time: 10AM

Auction to be held at the site (44282 Hwy 3, Remsen, IA)
In case of inclement weather, the auction will be held at the American Bank in Remsen, Iowa

DIRECTIONS: From the Golden Pheasant corner at Remsen, IA go a ½ mile East on Hwy 3.

LIVE/INTERNET BIDDING: If you are unable to attend the live/internet auction you have the option to bid through our platform the day of the auction and also days prior to the auction. Pre-bidding will begin on Tuesday, February 15, 2022. There will be no buyer premium applied to the successful online purchase.

LEGAL DESCRIPTION: That part of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) (Except the existing building site) and the North Half (N1/2) of the Northeast Quarter (NE1/4) Section 8 Meadow Township T92N – R43 West of the 5th P.M., Plymouth County, State of Iowa, containing an unimproved 137.33 acres M/L.

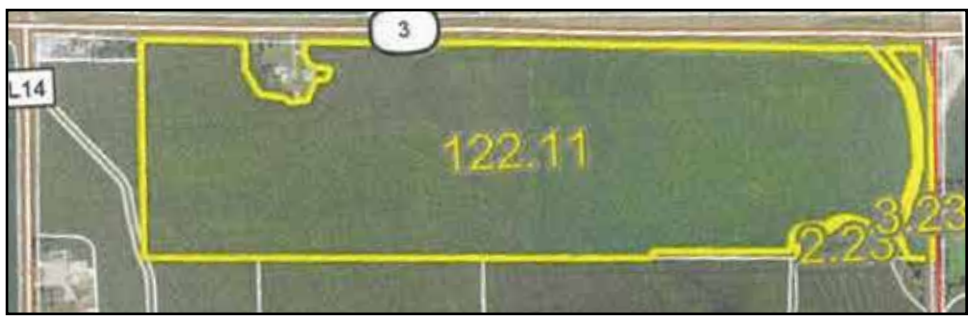


METHOD OF SALE: On the day of the auction the high bidder will be paying the dollar amount bid x 125.57 of acres sold.

GENERAL DESCRPTION: According to the Plymouth County Farm Service Agency there are 133.2 farmland Acres of which 129 acres crop land. The farm is enrolled in the PLC program for corn and ARC-CO for soybeans. The base acres for corn are 66.1 with a PLC yield of 169 and the base acreage for soybeans is 59.5 with a PLC yield of 42. There are CRP acres of 1.4 on the East end of the subject property with a rental rate per acre of $409.64. The contract period for the CRP acres began on September 1, 2015, and runs through September 30, 2025. The dominant soil type is of 310B (45.6%), Galva 310C2 (36.8%), and other such soil types of Radford, Calco, Stiennauer and Primghar. The weighted CSRII average is 86.3.

REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 31, 2022, and all prior taxes. The net taxes on this farm are $3,232.00 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 April 8, 2022, at which time the seller will furnish the buyer with a proper deed and an abstract showing good and merchantable title.



LEASE: This farm is under a lease agreement for the 2022 crop year. The new buyer will be entitled to the entire rent for the 2022 crop year.

POSSESSION: This sale is subject to the existing lease which expires on February 28, 2023. The lease will be properly terminated and early possession after the harvest of the 2022 crop year will be at the consent of the present tenant.

AUCTIONEERS NOTE: LOCATION, LOCATION, LOCATION. As you are fully aware that in the real estate business you have the location, you have the choices of prime property available and that is what the Boever family is going to offer to you at public auction. This farm in its present state of productivity, availability to surrounding grain market facilities, hard surface road, and the fine job that the present tenant has done for many years lends to a tremendous opportunity for you land buyers. The sellers nor the auctioneer/broker make any guarantees or warranties as to the information printed within. Broker/Auctioneer is the Agent for the seller only. Seller reserve the right to approve the final bid. You are strongly encouraged to view the property or visit with the present tenant or the auctioneer/broker conducting the auction. All announcements made the day of the auction shall supersede anything printed herein. For more pertinent information and documents please visit the following websites **www.iowaauctiongroup.com** or **www.kleinrealestate-auction.com**

Jim and Jeanette Boever Estate, Owners

Mary Fritz and Kathy Mohning, Trustees **Attorney: Dennis Brady Law Firm**

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Auctioneer:
Jim Klein

SEE OUR WEBSITE FOR PICTURES

www.iowaauctiongroup.com

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