

EXCELLENT MARION TOWNSHIP LAND AT

PUBLIC AUCTION

Saturday June 26, 2021 Sale Time: 10:00AM

Address: 18493 K-64 Le Mars, IA

DIRECTIONS: From Remsen, IA go 3 miles West on Hwy 3 then 1 ½ mile South on K-64; from Oyens, IA at the intersection of K-64 and Hwy 3 go 1 ½ miles South on K-64; from Southeast corner of LeMars, IA go 4 miles East on C-30 then a ½ mile North on K-64

LEGAL DESCRIPTION: That part of the East half (E 1/2) of the Northeast Quarter (NE¼) (exception to existing building site of 4.76 acres) Section 17, Marion Township T92N-R44 West of the 5th PM, Plymouth County, State of Iowa containing an unimproved 76.79 acres more or less.

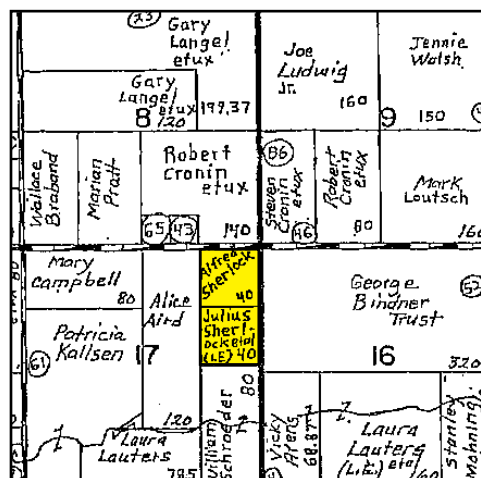
GENERAL DESCRIPTION: According to the Plymouth County farm service agency office this farm carries crop land acres at 74.19 with a corn base of 38.09 and a PLC yield of 169; the soybean base acres are 36.1 with a PLC yield of 46. The dominant soil type is 310C2 Galva with 5-9% slope (45.19 acres), 310B Galva with 2-5% slope (21.29 acres), T310B Galva with 2-5% slope (6.69 acres) and a splashing of Radford and Calco soils and the weighted CSRIL average is 88. This farm is enrolled in the PLC for corn and ARC-CO for soybeans.

REAL ESTATE TAXES: Seller will pay all of the real estate taxes up to June 30, 2021 and all prior taxes. The estimated gross taxes purposed by the assessors office is \$2,424.00 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 August 16, 2021 at which time the seller will furnish the buyer with a deed and an abstract showing good and merchantable title.

POSSESSION: This sale is subject to the existing lease which has been terminated and expires on February 28, 2022. The new buyer will receive the second half (50%) of the 2021 crop year payment at the time of closing.

AUCTIONEERS NOTE: What a great opportunity and a privilege to represent the Sherlock Estate to conduct the auction of this outstanding tract of land. With low supply and high demand along with this excellent location this farm has a lot to offer for someone looking to buy a topnotch farm. This farm in its present state of high quality and maintenance has had excellent care by the present tenant and ranks right up there with other properties in the area. The sellers nor the Auctioneers / Broker make any guarantees or warranties as to the information provided within. You are strongly encouraged to view the property or visit with the 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 superseded anything printed herein. The Auctioneer / Broker represents the seller in this transaction. For more information, FSA documents and video can be viewed on these websites: www.iowaauctiongroup.com or www.kleinrealestate-auction.com.



(Alfred and Sonny) Sherlock Estate, Owner

Executors: Esther Shrader & Mary Fulton / Attorney for the Estate: Gene Collins



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**Auctioneer:
Jim Klein**

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www.iowaauctiongroup.com



Iowa Auction Group

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