

PRIME LAND / ACREAGE AUCTION

Improved 550 +/- Acres, Amsterdam Township Hancock County, Iowa

LIVE/Internet Public Auction

Tuesday November 15, 2022 • Sale Time: 10:00AM

Auction Location: Kanawha Fire Department • 104 S. Main St Kanawha, IA 50447

Note: This is a Live & Internet Auction. The internet auction bidding begins on Friday November 4, 2022, and continues through the live auction. There will NOT be a buyer premium charged to a successful online buyer. *This auction will consist of 4 tracts of farmland and 1 tract of the acreage.

Legal Description: Tract I containing 80 acres is the North Half (NI/2) of the Southwest Quarter (SWI/4) and Tract II containing 80 acres is the South Half (SI/2) of the Southwest Quarter (SWI/4) in Section 12, Amsterdam Township, T94-R25 West of the 5th P.M., Hancock County, State of Iowa containing an unimproved 160 acres +/-.

General Description: Tract I & II is gently rolling consisting of dominant soil types of Nicollet, Canisteo, Harps, Okoboji and Webster. The weighted CSRII average is 79.9

Legal Description: Tract III is the Northern part of the Southwest Quarter (SWI/4) and that part of the South Half (SI/2) of the Northeast Quarter (NEI/4) (INCLUDING the entire waterway) consisting of 137 acres +/-.

General Description: This tract is gently to slightly rolling with dominant soil types of Nicollet, Webster, Clarion and Canisteo. The weighted CSRII average is 87.3.

Legal Description: Tract IV is the Southern part of the Southwest Quarter (SWI/4) and the Southeast Quarter (SEI/4). (All land South and not including the waterway and building site) in Section 11, Amsterdam Township, T94N-R25 West of the 5th P.M., Hancock County, State of Iowa, consisting of an unimproved 250 acres +/-.

General Description: This is a gently rolling farm with dominant soil types of Nicollet, Webster, Clarion and Canisteo. The weighted CSRII average is 84.5.

Legal Description: Tract V is located at 1435 Ladd Ave, Kanawha, Iowa 50447 and is legally described as that part of the Southeast Quarter (SEI/4), Northeast (NEI/4), Southeast Quarter (SEI/4), Section 11, T94N-R25 West of the 5th P.M., Hancock County, State of Iowa containing an improved 5 acres +/-.

General Description: This acreage has what we call “great curb appeal”, it lays flat, nice big yard, for expansion or additions. The buildings have been very well maintained and preserved with them all having steel to the roofs and siding. The 1 ½ story home has 3 bedrooms, F/A furnace (1,000 gal. propane stays there) 2 car detached 24x45 cemented garage, 36' X 45' utility shed with dirt floor; rigid steel girder framed machine shed, 52'W-96'L-14' door height with dirt floor; 27'W X 72'L converted corn crib to shell corn (4 bins@ 4,000 bushel ea.), 5,000 bushel overhead bins; 2 -11,000 bushel grain bins (1 is storm damaged); 2 -1,000 gallon propane tanks.

FSA Information: Tracts I, II, III, and IV are all part of FSA 156EZ farm #80. In the event these tracts are sold to multiple buyers a reconstitution will be needed at FSA.

Method of Sale: This auction consists of 4 tracts of land plus an Acreage. The initial offering will be for tracts 1-4, and the highest bidder will have the option to choose any tract or combination thereof. If all tracts are chosen by the initial high bidder, the sale will be over. Otherwise, remaining tracts will be offered until this sale process is completed. It is important to note that prospective buyers will have a one-time opportunity to purchase the tract or tracts of their choice. There will be no re-offer of tracts in any combination as a part of this sale process. Then, Tract 5 which consists of the Acreage site will be sold to conclude the Auction.

Tiling and Easements: In Tract III the waterway consists of a 15" cement tile providing a water outlet for this tract and 1 line from Tract IV. Tile easements will be provided for Tract IV to the waterway and from Tract I & II to Tract III & IV if there are different buyers per Tract.

Lease/Possession: This sale is subject to an existing lease which expires on February 28, 2023. The lease has been properly terminated and early possession will be at the consent of the tenant.

Terms: The buyer(s) will need to pay 10% down on the purchase price and sign a real estate contract agreeing to pay the balance on or before December 29, 2022 at which time seller furnishes a proper deed and abstract of clear title. The closing agent will be Klein Realty & Auction Company, PO Box 431, Remsen Iowa. Call: 712-540-1206 or email: jaklein@midlands.net

Taxes: Seller will pay taxes up to December 31, 2022, and all prior taxes. The approximate taxes on the acreage after surveying 5 acres +/- is \$1,355.00 per year.

Survey: Tract I and II will not be surveyed. Tracts III, IV and V will be surveyed to establish accurate acres which will be adjusted at the time of closing.

Open House: There will be an open house for the building site on Sunday Nov. 6, 2022, from 1:00 P.M. -3:00 P.M. or by appointment.

Auctioneers Note: Iowa Auction Group is honored to have been selected to sell 550 +/- acres of Land for Hosman Family Farms located in Hancock County, IA. Major portion of these farms are high-quality, productive, well-drained, and mostly tillable farms that offer a variety of opportunity for landowners or investors.



Hosman Family Farms, Owner

Auction Coordinator:

Kevin Cone
Auctioneer
712-299-4258



Iowa Auction Group

IAG Auctioneers:

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