

Unimproved 79.0 Taxable Acres in Sec. 14, Fairview Township, Monona County, IA
Unimproved 104.67 Taxable Acres in Sec. 7, Lake Township, Monona County, IA
at **PUBLIC AUCTION**

Monday, October 18, 2021 @ 10:30 AM

Visit www.iowaland.net or iowauctiongroup.com for more information and drone videos

AUCTION LOCATION:

Sloan Community Hall, 423 Evans St., Sloan, IA

TRACT 1: 79 TAXABLE A. IN SEC. 14, FAIRVIEW TWP.

Legal Description: The East Half of the Southwest Quarter (E 1/2 SW 1/4) of Section Fourteen (14), Township Eighty-Five (85) North, Range Forty-Seven (47) West of the 5th P.M., Monona, County, Iowa.

Farm Location: From Sloan, IA – West on State Highway 141/ 330th St. for 1.3 miles, then turn left (South) on County Highway K42 (Charles Ave.) and continue for 4 miles, then turn right (West) on 130th St. for 1.5 miles, which will take you to the Southeast corner of the property. The farm is located on the North side of the road.

From Albaton, IA—South on Aspen Ave. for 1 mile, then East on 130th St. for 1.25 miles to the Southwest corner of the farm.

This level tract has had good stewardship and is nearly all tillable. The CSR2 is 69.7, and the CSR1 is 48.2.

FSA Reports: 78.89 cropland acres. A 39.0 average corn base with a 135 bu. PLC yield, and a 39.89 acre soybean base with a 43 bu. PLC yield. Crop election choice is base is ARC- Co.

Tax Information: Current annual taxes are \$2,860 plus \$100 drainage assessments on 79.0 taxable acres.

TRACT 1



TRACT 2



TERMS & CONDITIONS (BOTH TRACTS):

The successful bidder(s) shall pay 10% of the total purchase price on the day of the sale and shall sign a Real Estate Contract that states the entire balance shall be due and payable at closing when the Seller has furnished an abstract showing merchantable title and gives a Warranty Deed. Closing is estimated to be within 30-40 days of the sale. The Seller shall pay the real estate taxes normally delinquent Oct. 1, 2022, if unpaid, and all prior taxes, if any. The leases on these farms have been terminated in accordance with Iowa law, and the Buyer(s) will receive full possession not later than March 1, 2022. The sale procedure will be as follows: Tract One will be offered first followed by the offering of Tract Two. These tracts

will not be combined and offered as one unit. Prospective buyers bear the responsibility of verifying any information. These farms as sold “as is” and any announcements made on the day of the sale take precedence over any previously given information. On-site inspections may be completed with consideration given to soil conditions. The bases for the purchase prices shall be the taxable acres multiplied by the \$/A. bid. There is no buyer’s premium. For further information, contact Jack Seuntjens, Midwestern Land & Auction, Inc. at 712-880-1234.

BIDDING OPTIONS:

PLEASE NOTE: If you purchase using Option 2 or 3,

Call us @ 712-882-2406 for wiring instructions.



OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past.



OPTION 2: You call in at 712-882-2406, prior to October 11, 2021, 5:00 pm, to get our approval to bid via phone during the auction sale. We will explain this process to you when you call us.



OPTION 3: Absentee bidding is offered on-line. To register: go to www.iowauctiongroup.com, then scroll to the appropriate land auction, then click view catalog.

Sale Conducted by:

Auctioneer - Jack Seuntjens

712-880-1234

Licensed in

NE, IA, SD & MN



Iowa Auction Group
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www.iowauctiongroup.com

Jack Seuntjens: 712-880-1234

Jim Klein: 712-540-1206

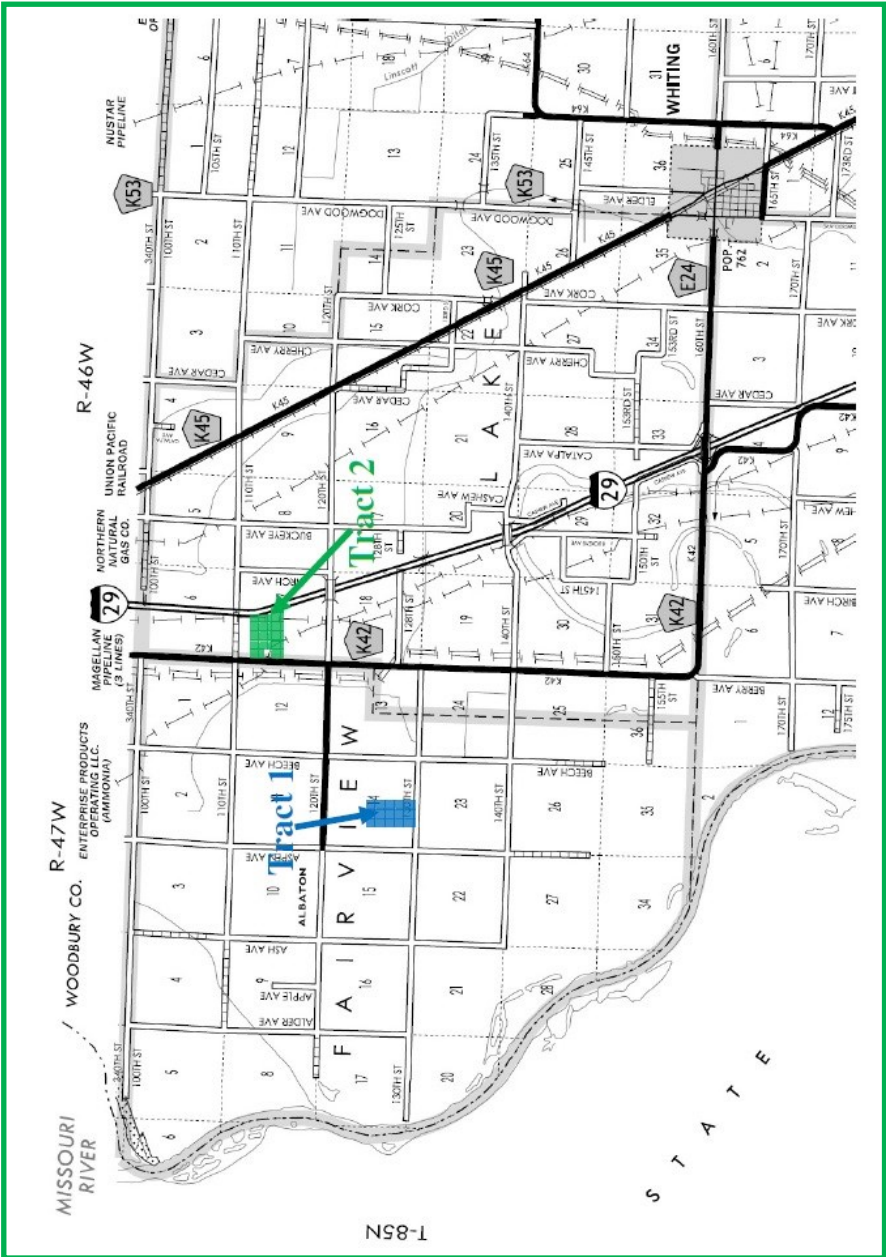
Kevin Cone: 712-299-4258

Denny O'Bryan: 712-261-1316

Del Beyer: 712-348-2738

Cindra Alfredson Daniels, Beth Alfredson & Richard Jenkins – Owners

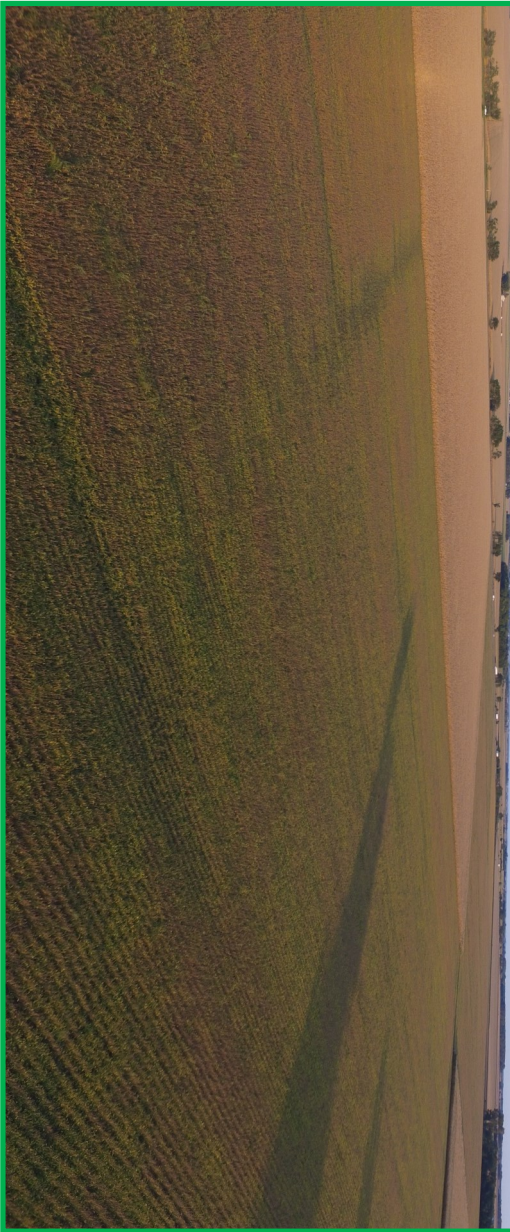
Upcoming Land Auction: October 18, 2021



TRACT 1



TRACT 2



Midwestern
LAND & AUCTION
426 Main St. PO Box 75
Mapleton, IA 51034