

Unimproved 120 A. in Sec. 11, Grant Township, Woodbury County, IA

at **PUBLIC AUCTION****Monday, October 25, 2021 @ 11:00 AM****Visit www.iowaland.net or iowauctiongroup.com for more information and drone videos****AUCTION LOCATION:**

Willow Vale Golf Club, 300 Sioux Ave., Mapleton, IA

LEGAL DESCRIPTION

The West Half of the North Half of the Southeast Quarter (W1/2 N1/2 SE1/4); the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Eleven (11), Township Eighty-Seven (87) North, Range Forty-four (44) West of the 5th P.M., Woodbury County, IA.

FARM LOCATION

From Anthon, IA: West on County Highway D38 (220th St.) for 2.1 miles, then turn left (South) on County L21 (Lucas Ave.) and continue for 1.7 miles to the easement lane, which is on the West side of the road.

FSA REPORTS

The Woodbury County, IA FSA Reports: 122.31 A. of farmland, 116.42 A. of cropland, and a 113.70 A. corn base with a 94 bu. corn yield. The crop election choice is price loss coverage.

TAX INFORMATION

The current annual net taxes are \$4,230.70 for 120.0 taxable acres.

AUCTIONEER'S NOTES

This is an exceptional, nearly all tillable farm that is easy to till. Access is via a permanent 40 ft. easement from paved L21 on its East side. The 2021 crop is corn and the farm has a CSR2 of 81.1 and CSR1 of 70.4.

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.

Midwestern
LAND & AUCTIONAuctioneers ♦ Real Estate Brokers ♦ Appraisers
Since 1939PO Box 75 ♦ 426 Main
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iowaland@longlines.com**Sale Conducted by:**

Auctioneer - Jack Seuntjens

712-880-1234

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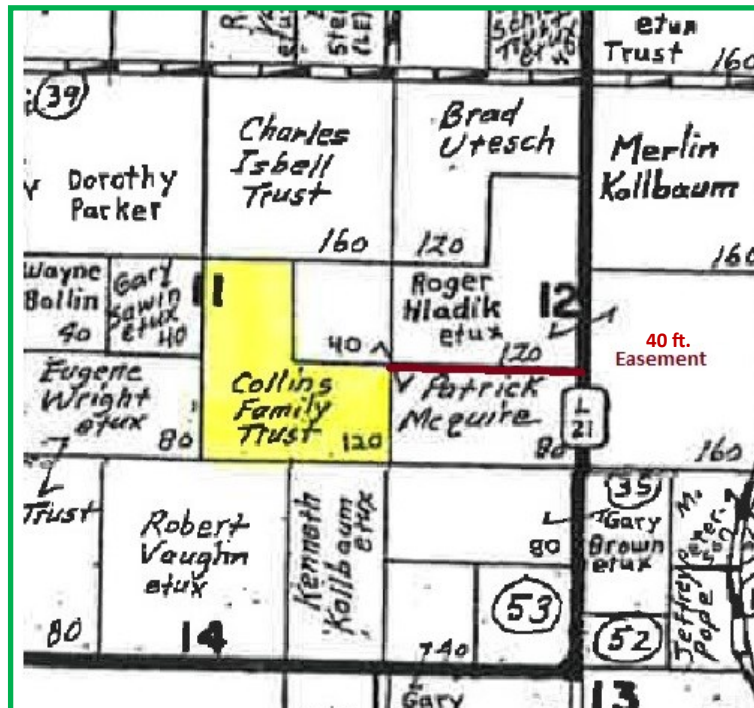
Jack Seuntjens: 712-880-1234

Jim Klein: 712-540-1206

Kevin Cone: 712-299-4258

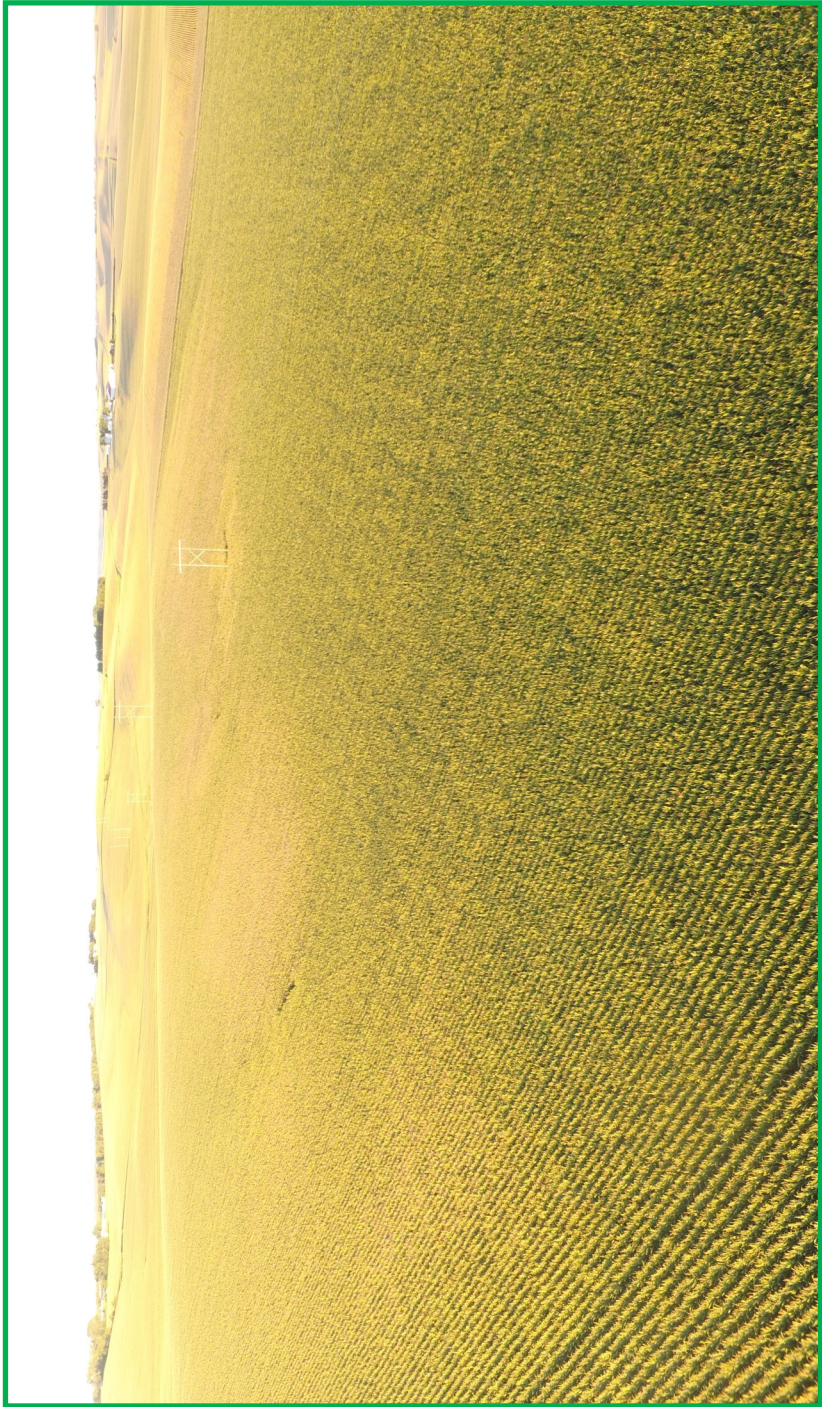
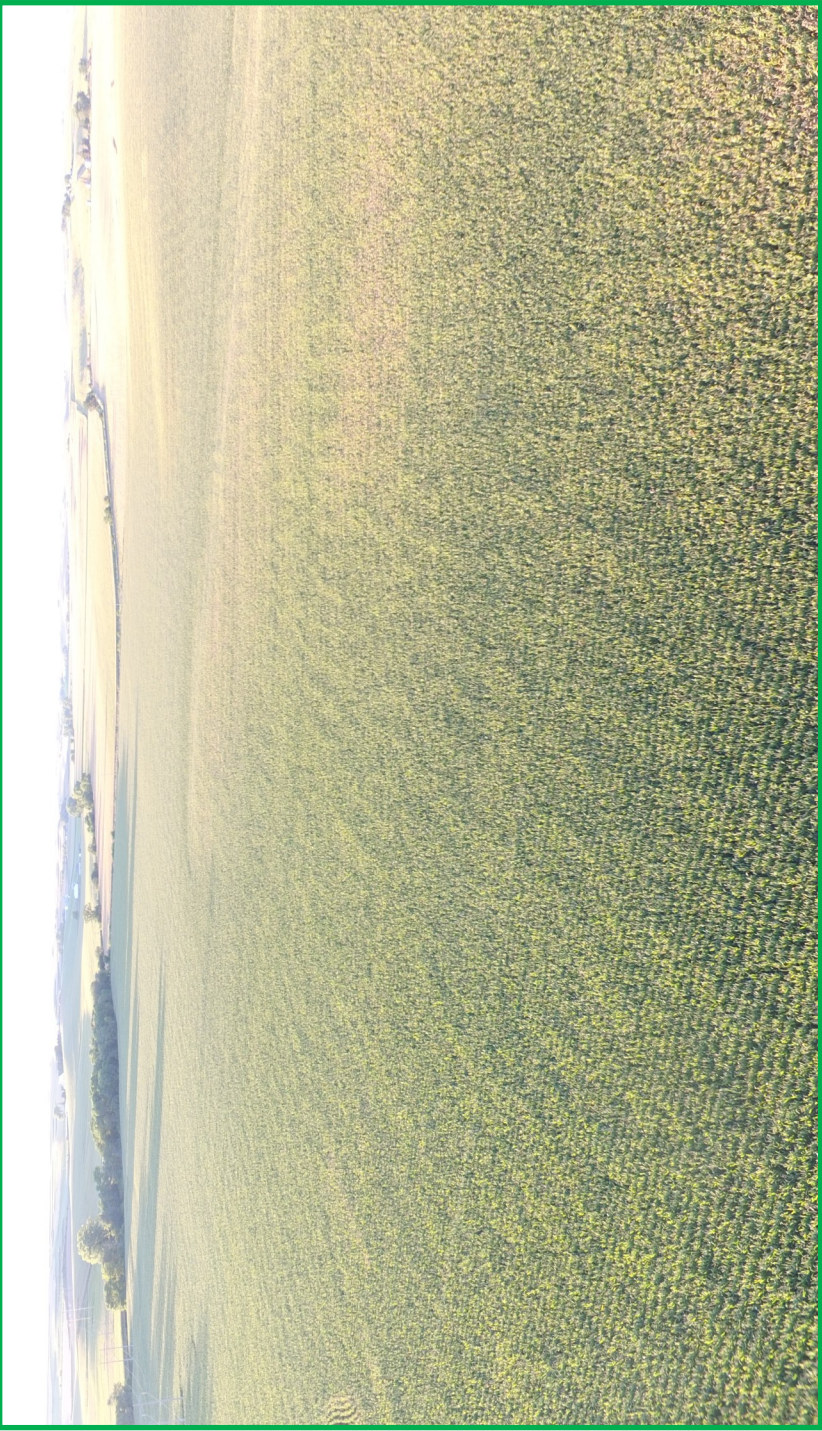
Denny O'Bryan: 712-261-1316

Del Beyer: 712-348-2738

**TERMS & CONDITIONS :**

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 Trustee 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 lease on this farm has been terminated in accordance with Iowa law, and the Buyer(s) will receive full possession not later than March 1, 2022. Prospective buyers bear the responsibility of verifying any information. This farm is 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 basis for the purchase price shall be the taxable acres multiplied by the \$/A. bid. There is no buyer's premium. For further information, contact the Jack Seuntjens, Midwestern Land & Auction at 712-880-1234.

Collins Family Revocable Living Trust - Owner



Upcoming Land Auction: October 25, 2021