

**81.06 A. in Section 11, Liberty Township, Woodbury County, IA**

**at PUBLIC AUCTION**

**Tuesday, October 26, 2021 @ 11:00 AM**

**Visit [www.iowaland.net](http://www.iowaland.net) or [iowauctiongroup.com](http://iowauctiongroup.com) for more information and drone videos**

### AUCTION LOCATION:

American Legion, 901 Topaz Dr., Sergeant Bluff, IA

### LEGAL DESCRIPTION (ABBR.)

Part of the S1/2 SW1/4 Sec. 11 (Note: the acreage on 2.0 A. in the Southeast corner which includes the house is not included.); and part of the NE1/4 SW1/4 lying Northerly of gravel road 235<sup>th</sup> St., in Sec. 11, all in T87N-R48W of the 5<sup>th</sup> P.M., Liberty Twp., (W pt.), Woodbury County, IA

### FARM LOCATION

Approx. 3 miles Southwest of Sergeant Bluff, IA

### FSA REPORTS

83.84 A. of farmland, 73.99 A. of cropland, a 52.7 A. corn base with a 156 bu. PLC yield, and a 17.5 A. soybean base with a 37 bu. PLC yield. The crop election choice is ARC-Co.

### TAX INFORMATION

The current annual net taxes are \$2,118 for 81.06 taxable acres.

### AUCTIONEER'S NOTES

This farm has a great location close to very competitive grain markets. It farms well and has had excellent stewardship. Zoning is GI General Industrial. The CSR2 is 61.8 and the CSR1 is 56.9.

### 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](http://www.iowauctiongroup.com), then scroll to the appropriate land auction, then click view catalog.



### 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.



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**Sale Conducted by:**

**Auctioneer - Jack Seuntjens**

**712-880-1234**

**Licensed in**

**NE, IA, SD & MN**

**Carol J. Jolin Living Trust - Owner**





## Upcoming Land Auction: October 26, 2021

