

Unimproved 106 A. in Section 34, Oto Township, Woodbury County, IA at PUBLIC AUCTION

Friday, October 29, 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 one-third (1/3) of the South Half (S1/2) of Section Thirty-four (34), Township Eighty-six (86) North, Range Forty-three (43), West of the 5th P.M., Woodbury County, IA

FARM LOCATION

From Mapleton, IA: At the North edge of Mapleton at the intersection of Hwy. 175 & 141, West on 141 approx. 2 miles to Plum Ave., then North approx. 1 mile to 105th St., then West and Northwest approx. 1.3 miles to the Southwest corner of the farm.

FSA REPORTS

The crop election choice is ARC-Co. This farm is subject to "Recon" and there are 103.05 tillable acres. The PLC yield for corn is 176 bu., and for soybeans, 49 bu. The CSR2 is 62.3 and the CSR1 is 47.2.

TAX INFORMATION

The current annual taxes are \$2,886 for 106.0 taxable acres.

AUCTIONEER'S NOTES

This tract farms very easily and is in great condition due to excellent stewardship. It is located in a very strong farming community. Nearly one-half of this farm has a CSR2 of 86 or better. It is nearly all tillable.

BIDDING OPTIONS:

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

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



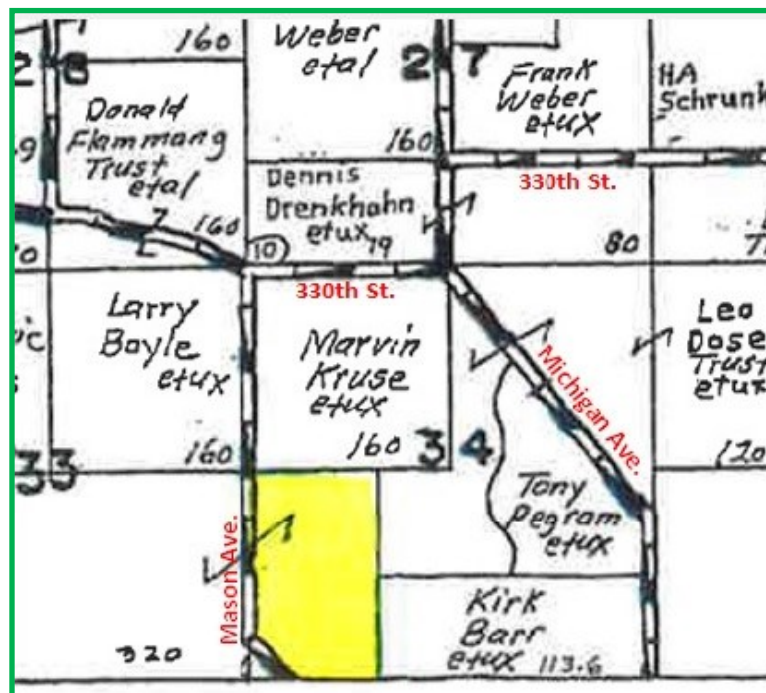
OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past.



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.



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.

Sale Conducted by:

Auctioneer - Jack Seuntjens

712-880-1234

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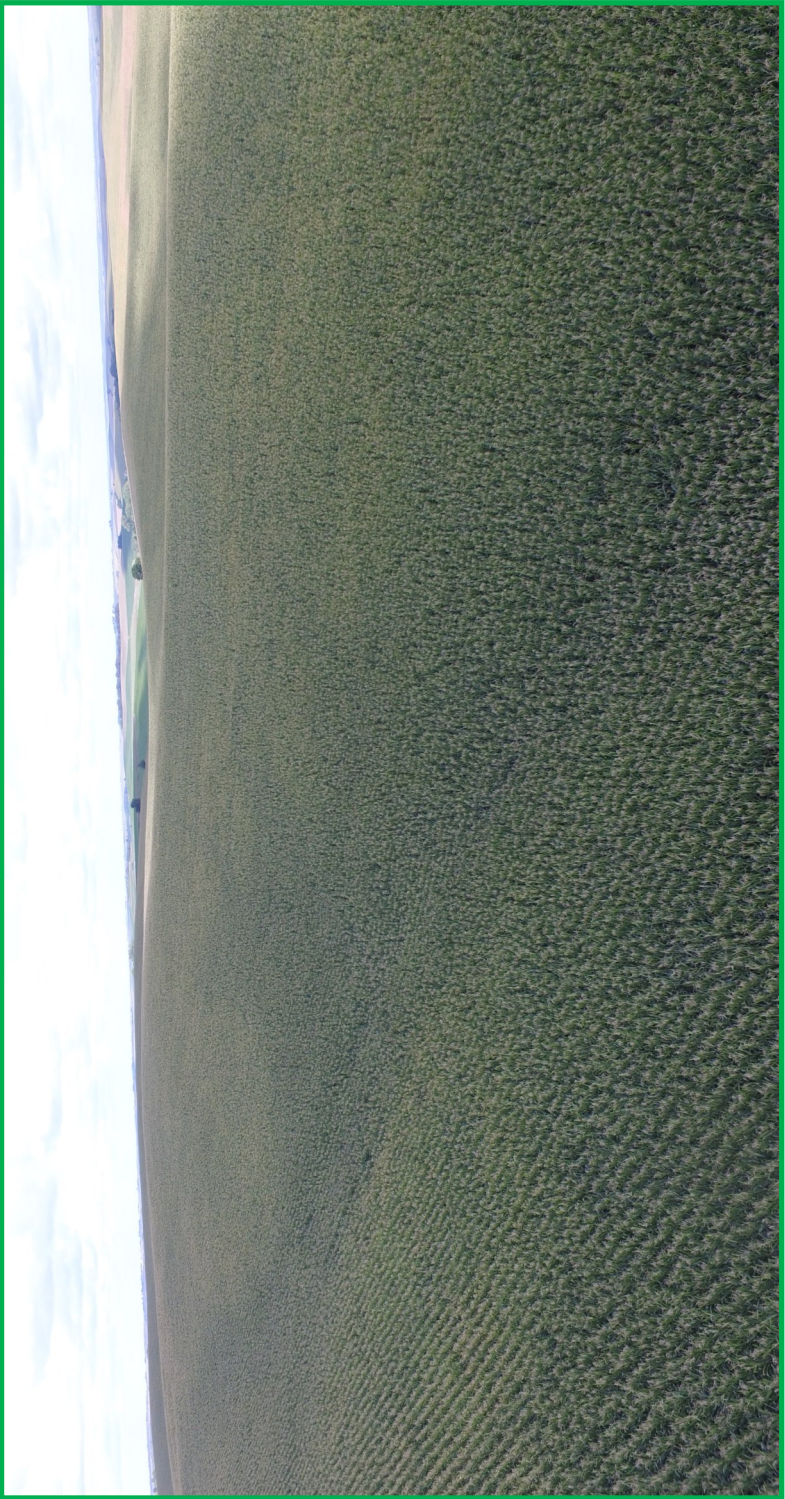
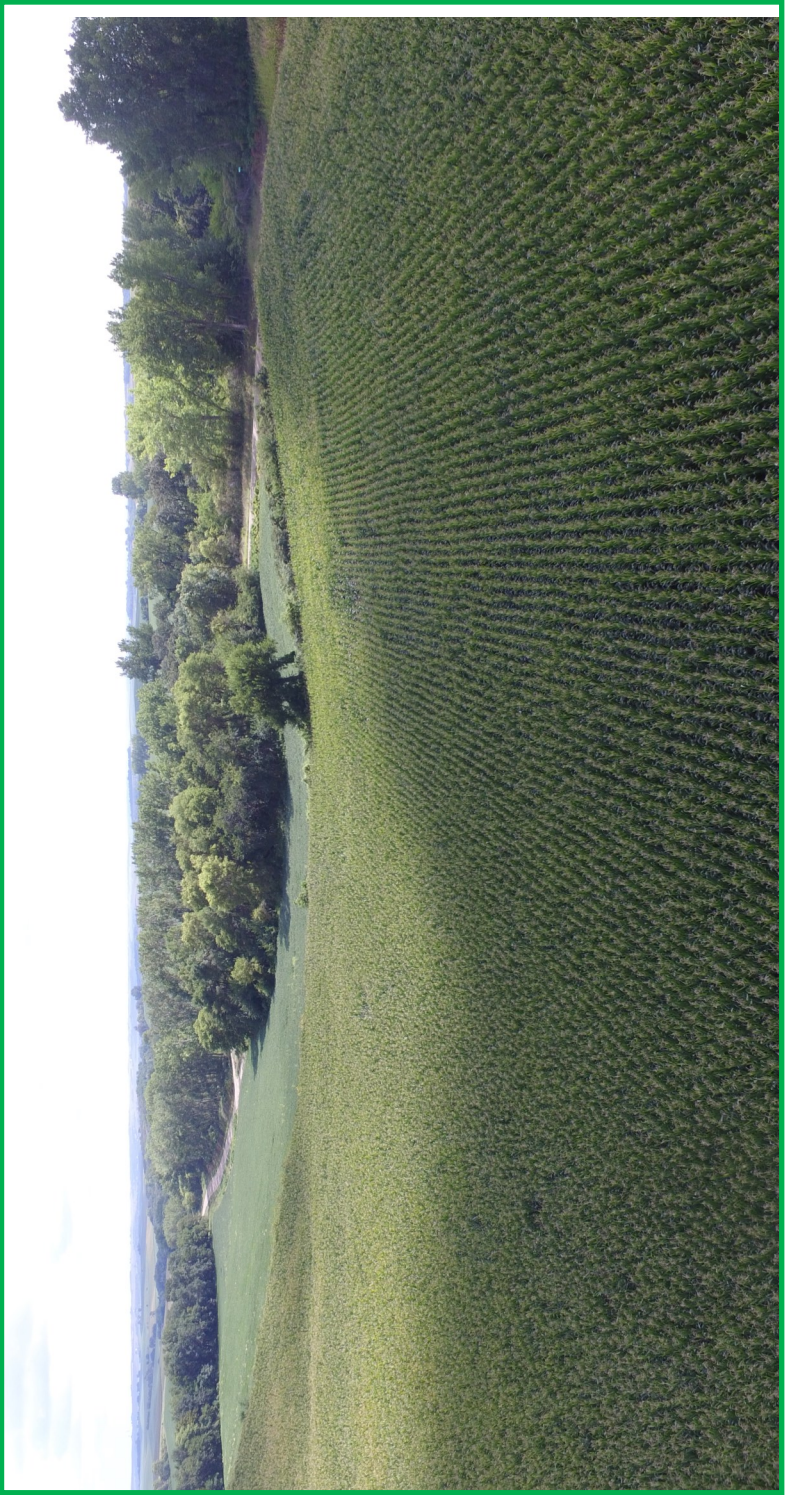
Jim Klein: 712-540-1206

Kevin Cone: 712-299-4258

Denny O'Bryan: 712-261-1316

Del Beyer: 712-348-2738

Gertrude Virginia Peterson Revocable Trust - Owner



Upcoming Land Auction: October 29, 2021