

Sioux County, Nassau Township, 89.14 Acres M/L

LIVE/Internet Land Auction

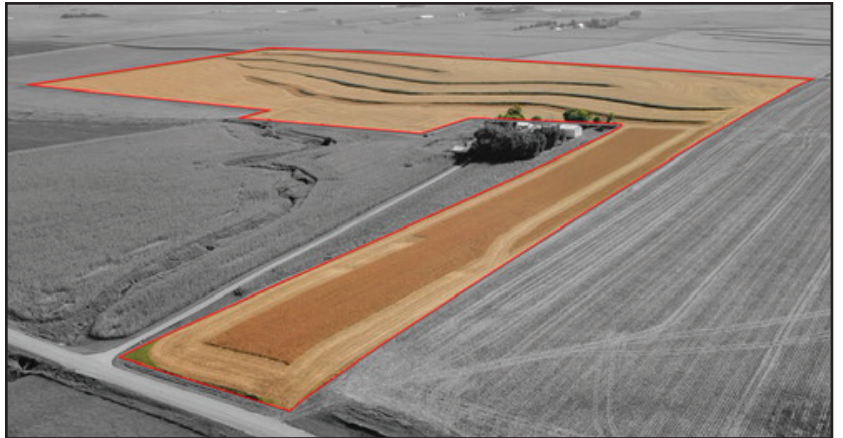
Thursday November 4, 2021 • Sale Time: 10:30AM

Auction to be held at the site

In case of inclement weather the auction will be held at the Fire Station in Alton, IA

DIRECTIONS: From Alton, IA go 3 miles south on Hwy 60 to 490th St, then east approximately ¾ mile or from Darling International at Alton, IA & Hwy 60 over pass turn south 3 miles on Kennedy Ave. to 490th St. then 1 ½ miles west or from the Golden Pheasant in Remsen, IA go 9 miles north on L14 to 490th St. then 3 ½ miles west.

LIVE/INTERNET AUCTION BIDDING: If you are unable to attend the live/internet auction you have the option to bid through our Proxibid platform the day of the auction. Pre-bidding on the internet will begin on October 28, 2021. There will be no buyer premium applied to a successful online purchase.



LEGAL DESCRIPTION: That part of the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and the East Half of the Northwest Quarter (E ½ NW ¼) of Section Twenty-Seven (27), Township Ninety-Four (94) North, Range Forty-Four (44) West of the 5th PM containing an unimproved inside 89.14 acres more or less.

METHOD OF SALE: On the day of the auction, we will take the top dollar bid times (X) 89.14 acres which will be subject to a survey to be completed before closing and the proper surveyed acres will be adjusted at that time.

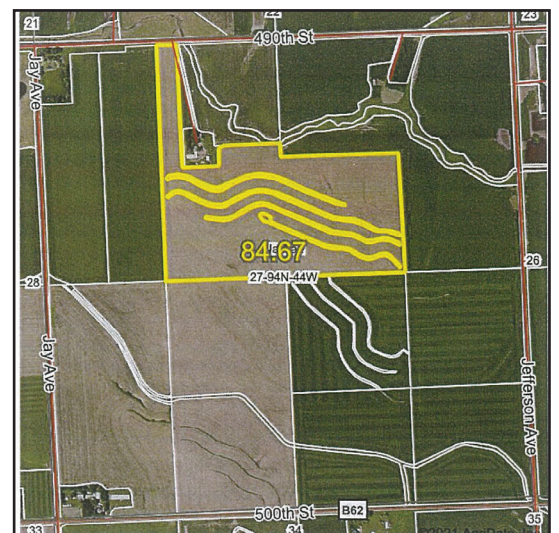
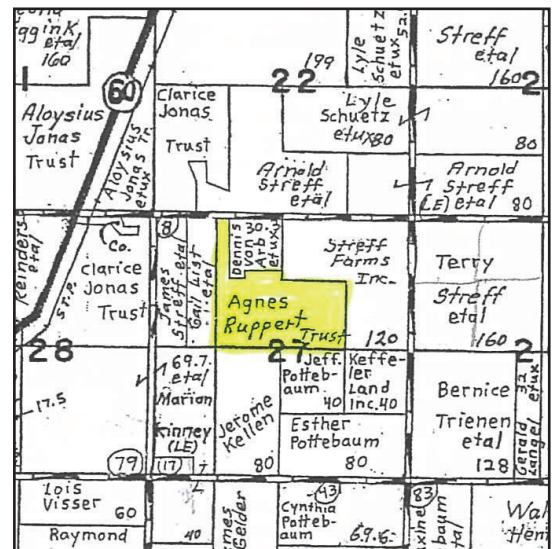
GENERAL DESCRIPTION: According to the Sioux County Farm Service Agency there are 89.14 farmland acres with 84.7 crop land acres. This farm is enrolled into the PLC program with corn base acres at 42.50 and PLC yield is 169. The soybean base acres are 42.20 and the PLC yield is 55. The dominant soil type is 310C2 Galva (42.1%), 310B2 Galva (29.3%), 810B2 Galva (12.4%), 310B Galva (8.1%), 91B Primghar (6.7%), a small amount of 810 Galva and 133 Colo. The weighted CSRII is 88.5.

REAL ESTATE TAXES: The seller will pay all taxes up to December 31, 2021, and all prior taxes. The net taxes on this are \$2,612.00 per year.

TERMS: The buyer will be expected to pay 10% of the purchase price on the day of the auction and sign a real estate contract agreeing to pay the balance on or before December 17, 2021, at which time the seller will furnish the buyer with proper deeds and an abstract showing good and merchantable title.

POSSESSION: This sale is subject to the existing lease which expires on February 28, 2022. The lease has been properly terminated and early possession will be with the consent of the present tenant.

AUCTIONEERS NOTE: This inside tract of land with very little waste acres except for the terraces is a very appealing tract of land. The 20-year cost share program has passed for the terraces in regard to any work that the purchaser may want to do. The auctioneer/broker in this transaction will be representing the seller only. The seller will reserve the approval of the last bid. The sellers nor the auctioneer/broker make any guarantees or warranties as to the information printed within. You are strongly encouraged to view the property or visit with the present tenant or the auctioneer/broker conducting the auction. All announcements made the day of the auction shall supersede anything printed herein. For more pertinent information and documents please visit the following websites: www.iowauctiongroup.com or www.kleinrealestate-auction.com



**Owners: Agnes Ruppert Trust and Michael and Karen Ruppert
American Investment & Trust - Trustee/Agent**



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Remsen, Iowa 51050
www.kleinrealestate-auction.com

OFFICE: 712-786-2870
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**Auctioneer:
Jim Klein**

SEE OUR WEBSITE FOR PICTURES

www.iowauctiongroup.com



Iowa Auction Group

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