

160 Acres in Logan Twp, Sioux County

FARMLAND AUCTION

MONDAY, NOVEMBER 8, 2021, AT 10:00AM

LIVE/INTERNET



Farm to be sold in Hawarden City Hall, 1150 Central Ave. Hawarden, IA

For more information of photos, drone, and maps go to

www.iowauctiongroup.com



FARM LOCATION: From the east edge of Hawarden (golf course), go 2 mi. South on K18, and 1 mi. East on 470th St. Auction signs posted.

GENERAL DESCRIPTION: Selling will be a 160 acre tract of unimproved farmland. FSA records indicates 128.6 cropland acres, a corn base of 105 acres, a PLC yield of 155 bu/acre. A soybean base of 23.6 acres with a PLC yield of 43 bu/acre. There is 14.23 acres enrolled in the CRP Program with annual payments of \$4,689. See Chart Below for more information.



CRP Info			
Year Enrolled	Expires	Acres	Annual Payment
10-01-2016	09-30-2024	0.63 Acres	\$242.00
10-01-2016	09-30-2026	7.8 Acres	\$2,680.00
10-01-2017	09-30-2027	2.9 Acres	\$897.00
10-01-2021	09-30-2036	2.9 Acres	\$870.00
Seller will retain 2020 CRP Payment ending 9-30-21. CRP Contract will be assigned to buyer upon closing. No Proration of 2021 CRP Contract beginning 10-1-21.		14.23	\$4,689.00

C Roger & Colleen Witt		Norman & Glenda Kramer	
LouAnn Baker		12	
		118.48	118
1	Dallas Huebner	Nicholas Hulst	
74.18	78.17	156.34	

Soil types are Galva, Ida, Colo, & Rawles, with smaller amounts of Bolan and Sac. The average CSR II (corn suitability rating) for this farm is 72 and the CSR I is 57. This farm is terraced, classified as HEL, has 4.5 Acres determined as a wet land which is a creek, and enrolled in the Farm Program.

NOTE: A portion of this land has ideal potential for developing a new acreage/homestead site, which is wooded with nicely varying topography, and located near a paved road within 3 mi. of the Hawarden Golf Course.

LEGAL DESCRIPTION: The Southeast Quarter (SE1/4), Section Twelve (12), Township Ninety-four (94) North, Range Forty-eight (48), West of the 5PM, Sioux County, IA, subject to public road and easements of record, containing 160 acres more or less

METHOD OF SALE: This farm will be offered as 160 acres multiplied by the final bid. Online bidding available by registering with iowauctiongroup.com

REAL ESTATE TAXES: The Current net real estate taxes are \$4,222/yr. Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2022 as well as all prior taxes.

TERMS AND POSSESSION: 15% down the day of the auction, with the balance due on or before December 30, 2021, at which time possession will be given subject to the current lease which expires March 1, 2022. Seller will continue abstract to date and provide clear merchantable title. Buyer(s) will be required to execute written agreement specifying these terms the day of auction. Current Lease has been terminated. This farm is offered as a cash transaction and NOT subject to any financing contingencies. A late charge will apply for a delay of closing. This sale is subject to the Seller's confirmation.

AUCTIONEER'S NOTE: We would like to thank the Hulst Living Trust for the opportunity to conduct this auction for them. This is an excellent opportunity to purchase a 160 acre tract of Western Sioux County farmland. It has the potential for the development of an acreage site and is within 3 miles of Hawarden. Please make plans to attend this auction.

DISCLAIMER: Every effort has been made to insure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the auctioneers, the sellers, or their agents concerning farm program payments, corn base, yields, & etc. The farm is being offered "as is". All prospective purchasers are encouraged to inspect the property or verify all data provided. Sellers do not warrant or guarantee that existing fences are on the true boundary and any new fencing, if needed, will be the responsibility of the Buyer(s) pursuant of the Iowa Statutes. Any announcements made the day of the auction will supersede this advertisement. A booklet of the farm information is available upon request by contacting any agent listed below. Beyer Auction and Realty will be the closing agent, representing the sellers in this transaction. If additional information is desired, please contact one of the auctioneers/agents listed below.

NICHOLAS R. HULST REVOCABLE LIVING TRUST

Ron Hulst-Trustee

Brad De Jong-Attorney for Trustee



Iowa Auction Group
WWW.IOWAAUCTIONGROUP.COM

www.iowauctiongroup.com

Auctioneer/Agents:

Del Beyer 712-348-2738

Doug Houlton 712-251-5188

Dustin Houlton 712-389-6862



IAG Affiliate Auctioneers:

Jim Klein 712-540-1206

Kevin Cone 712-299-4258

Denny O'Bryan 712-261-1316

Jack Seuntjens 712-880-1234