

High Quality Land, Henry Township, Plymouth County, 151.33 Acres M/L

LIVE/Internet Land Auction

Friday, December 3, 2021 • Sale Time: 10:30AM

Auction to be held at the site

In case of inclement weather the auction will be held at the American Bank

DIRECTIONS: From the Golden Pheasant corner in Remsen, Iowa, at Hwy 3 go 8 miles south on Hwy 140, then 1 mile east on C-44. From Kingsley, Iowa, go 8 miles north on Hwy 140, then east 1 mile on C-44.



LIVE/INTERNET AUCTION BIDDING: If you are unable to attend the live/internet auction you have the option to bid through our platform the day of the auction and also prior to the auction. Pre-bidding will begin on Wednesday November 24, 2021. There will be no buyer premium applied to a successful online purchase.

LEGAL DESCRIPTION:

TRACT I
The West half (W 1/2) of the Southeast Quarter (SE¼) Section 17, Henry Township, T91N - R43 West of the 5th PM, Plymouth County, State of Iowa containing an unimproved 80 m/l.

TRACT II
The East Half (E 1/2) of the Southeast Quarter (SE ¼) (EXCEPT the existing building site consisting of 8.67 acres m/l), Section 17 Henry Township, T91N - R43 West of the 5th PM, Plymouth County, State of Iowa containing an unimproved 71.33 acres m/l.

METHOD OF SALE: On the day of the auction the high bidder will have their choice of choosing Tract I or Tract II or they may take both Tracts. In the event that both Tracts are chosen simultaneously the auction is completed, but if they choose only one Tract then the other Tract will be offered again to a high bidder. The 2 Tracts will not be thrown together at the end.

GENERAL DESCRIPTION: According to the Plymouth County Farm Service Agency there are 156.1 farmland acres and 147.14 crop land acres. The farm is enrolled in the ARC-CO farm program with the corn base acreage at 73.3 and a PLC yield of 178 and the beans have a base acreage of 73.2 with a PLC yield of 49. The entire farms soil types are dominated by 310B Galva (72.2%), 310C2 Galva (18.5%), 91B Primghar (5.5%), 467B Radford (3.8%) with a weighted CSRII average of 92.2 for the entire farm.

REAL ESTATE TAXES: The seller will pay all of the real estate taxes up to December 31, 2021 and all prior taxes. Net taxes on this farm are \$4,110.00 per year.

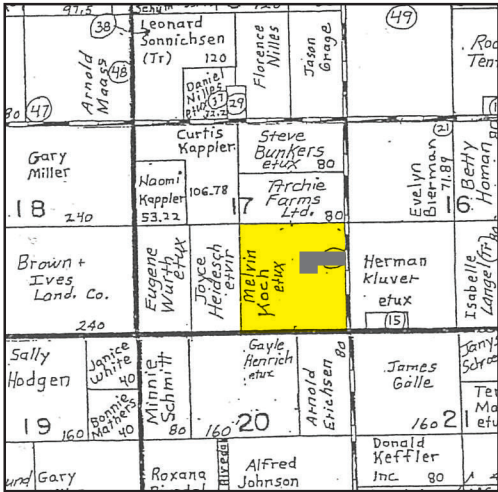
TERMS: The buyer(s) will be expected to pay 10% of the purchase price down on the day of the auction and sign a real estate contract agreeing to pay the balance on or before January 7, 2022 at which time the seller will furnish the buyer(s) with a proper deed and an abstract showing good and merchantable title.

LEASE: This farm is under a lease agreement for the 2022 crop year. The new buyer(s) will be entitled to the dollar per acre rent that is presently in place.

POSSESSION: This sale is subject to the existing lease which expires on February 28, 2023. The lease will be properly terminated and early possession after the harvest of the 2022 crop year will be at the consent of the tenant.

AUCTIONEERS NOTE: This is an opportunity of a lifetime for someone to buy some farmland that is one of the best in Henry Township. I know a lot of people have driven by this farm for many years and have said to themselves "That is a nice laying piece of ground!" Well, your chance to own this property is right in front of you. The auctioneer/broker in this transaction will be representing the seller only, the seller does 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

Mrs. Melvin (Jeanette) Koch Estate, Owner
Executors: Dave Koch, Gene Koch



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Auctioneer:
Jim Klein

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Iowa Auction Group

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