

# 60 acres m/l Floyd Township, Sioux County

# FARMLAND AUCTION

**MONDAY, DECEMBER 6, 2021 AT 10:30 A.M.**

*This farm will be sold at the farm site. In case of inclement weather, auction will be held at Hospers Community Center in Hospers, IA.*

More information, photos & maps at [www.iowauctiongroup.com](http://www.iowauctiongroup.com)

**FARM LOCATION:** This farm is located from Hospers, IA, 2 mi. West on 400th St. (B40), or from Newkirk, IA, 1 ½ mi. East on 400th St. (B40). Auction Signs will be posted.

**GENERAL DESCRIPTION:** Selling will be 60+- acres of unimproved farmland (subject to survey) with an excellent location between Hospers and Newkirk, IA. FSA records indicate 57.79 acres of farmland with 51.4 acres of cropland. The balance will be a grass waterway, ditch, and road. There is a corn base of 28.5 acres with a PLC yeild of 160 bu/acre. A soybean base of 14.9 acres with a PLC yeild of 52 bu/acre. The CSRII (Corn Suitability Rating) for this farm is 89.8 and the CSRI is 69.1. Prominent Soil type are Colo, Galva, Primghar, and Afton. It is classified non-HEL (non- Highly Erodible) and the farm is enrolled in the Farm Program. The Crop election choice for corn is PLC and soybeans is ARC. Tile maps available upon request.

**LEGAL DESCRIPTION:** The North 30 acres of the West ½ of the Northeast ¼ (W1/2 NE1/4) AND the North 30 acres of the East ½ of the Northwest ¼ (E1/2 NW1/4) , Section 8, Twp 95 North, Range 43 West of the 5th PM. Reserving an easement for egress and ingress over and across the East 32 Ft of the North 30 acres of the West ½ of the Northeast ¼ (W1/2NE1/4). This farm will be surveyed and sell by surveyed acres.

**METHOD OF SALE:** This farm will be offered with a final bid being multiplied by surveyed acres. If the Survey is not completed by day of auction, all calculations will be 60 acres multiplied by the final bid. Any adjustment if needed will be calculated at the time of closing.

**REAL ESTATE TAXES:** Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2022, as well as all prior taxes. The current 2020 net real estate taxes are \$1,664/yr.

**TERMS:** Non-refundable, 15% down-payment day of auction, with balance due on or before December 31, 2021. Possession will be granted at closing, and the current lease has been terminated. This farm is offered as a cash transaction and **NOT** subject to any financing contingencies. Seller will continue the abstract to date and provide clear and marketable title. Buyers will be required to execute a written agreement specifying these terms the day of the auction. A late charge will be applied if Buyer delays closing. This sale is subject to the Seller's confirmation.

**POSSESSION:** Possession will be granted at closing December 31, 2021.

**AUCTIONEERS NOTE:** We are honored to conduct the sale of this nice tract of farmland for the GLJ Trust. This farm lends itself well as an investment opportunity or an add-on tract of farmland to your existing operation.

**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 and 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 auction will supersede this advertisement. A booklet of farm information is available upon request by contacting any agent listed below. Beyer Auction & 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.



		400th Street	
Q	R	GLJ Trust 56.90	76.50
Roger Koster 74.11	Lynn Zwaggerman & William Van Rooyen		Gary Stroete Trust & Arloa Stroebe
		Kendall Roetman Trust 147.22	
197.05		Delbert Wiersma 35.95	S

## GLJ TRUST

Ward Andrews-Trustee  
Dan Mouw- Attorney for Sellers

**Auctioneers:**

Del Beyer 712-348-2738  
Office 712-722-4315  
Doug Houlton 712-251-5188  
Dustin Houlton 712-389-6862



**Iowa Auction Group**  
www.iowauctiongroup.com



**IAG Affiliate Auctioneers:**

Jim Klein 712-540-1206  
Kevin Cone 712-299-4258  
Denny O'Bryan 712-261-1316  
Jack Seuntjens 712-880-1234