



NOTE: This information is a revised edition for all previous advertising of this auction property.

Presents

FARMLAND

Live & Simulcast

60.12 Cropland A. in Section 9, Belvidere Township, Monona County, IA

Monday, November 15, 2021 @ 11:00 AM

at **PUBLIC AUCTION**

Visit www.midwesternlandandauktion.com or www.iowauctiongroup.com for more information, drone videos, and proxibid bidding info.

AUCTION LOCATION:

Onawa Community Center, 320 10th St., Onawa, IA

LEGAL DESCRIPTION (ABBR.)

Pt. S1/2 NW1/4 of Sec. 9, Twp. 83N-44W of the 5th P.M., Belvidere Twp., Monona County, IA, lying East of the Little Sioux River Intercounty Drainage and consisting of approx. 60.12 A. m/l

60.12 CROPLAND A. IN SEC. 9, BELVIDERE TWP.

Farm Location:

From Turin, IA: Go West on Hwy. 175 approx. 1/2 mile. The land lies East of the Little Sioux River bridge on the S side of Hwy. 175. The CSR2 is 76.0 and the CSR1 is 59.0.

FSA Reports:

60.12 cropland acres. A 27.62 acre corn base with a 151 bu. PLC yield, and a 27.91 acre soybean base with a 45 bu. PLC yield. Crop election choice is base ARC County (soybeans), Price Loss Coverage (corn).

Tax Information:

Current annual taxes are \$2,150 for 59.39 taxable A. Plus \$352 drainage assessments.



BIDDING OPTIONS:

TERMS & CONDITIONS (BOTH TRACTS):

The successful bidder 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 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. There is no buyer's premium. For further information, contact Jack Seuntjens, Midwestern Land & Auction, Inc. at 712-880-1234.

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 15, 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.

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

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

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