

400 ACRES +/- CLAY COUNTY FARMS

PUBLIC LAND AUCTION



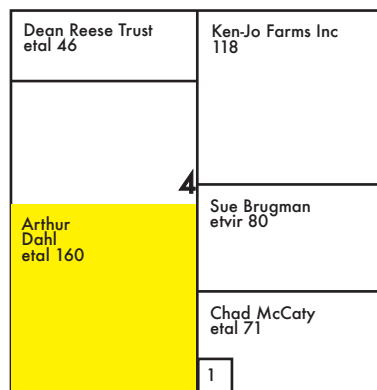
OFFERED IN 3 TRACTS

Tuesday, April 12, 2022, at 10:00 AM

These farms will be sold at the Peterson Community Center, 102 W. 2nd Street, Peterson, IA.

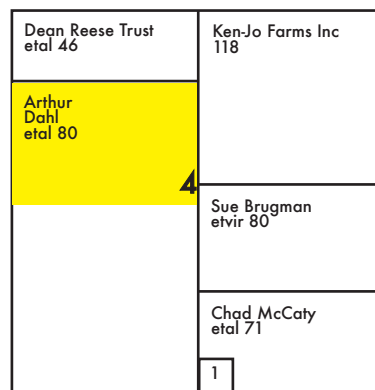
More Information, photos, & maps at www.iowauctiongroup.com

Tract 1



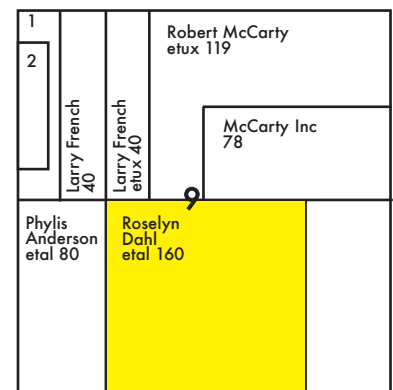
SW1/4 Sec. 4 Peterson Twp.

Tract 2



S1/2 NW 1/4 Sec. 4 Peterson Twp.

Tract 3



E1/2 SW1/4 & W1/2 SE1/4
Sec. 9 Peterson Twp.

Auctioneers Notes: Iowa Auction Group & Brian Drzycimski are honored to have been selected to sell 400 +/- acres of the Arthur L. Dahl Estate in Clay County, IA. These high-quality, productive, well-drained, and mainly tillable farms offer an abundance of opportunity for farmers and investors.

A total of 400 +/- acres will be offered in 3 tracts and will be sold on gross acres. Information including aerial maps, CSR maps, and other farm data will be posted on our website at www.iowauctiongroup.com

Lease Info: These (3) farms are leased for the crop year 2022, and due to the fact that each farm has different lease rates and terms, please call one of the auctioneers listed below for further details. Buyer will receive entire 2022 cash rent payments.

Bidding Options: You will be able to bid "live" in person or on the "Internet" through our Proxibid platform. Register to bid online on website www.iowauctiongroup.com Registration to bid online must be completed 24 hours prior to auction date.

General Information (Tract 1 and 2): These 2 farms are contiguous to each other and will be sold as choice of tract 1 or 2, or both. Tract 1 contains 160 +/- acres. FSA records indicate 147.48 tillable acres with an average CSRIL of 96. (This farm includes the following grain bins and buildings): (1) a 30' x 18' grain bin built in 1975, (2) 18' x 18' government bin, (3) 36' x 21' grain bin built in 2004 + a 30' x 60' utility building and other older buildings. Tract 2 contains 80 +/- of unimproved acres. FSA records indicate approx. 79 tillable acres with a CSRIL of 96. This parcel is to be surveyed at the Seller's expense if it is sold separate from Tract 1 and the new buyer would be responsible for putting a driveway in to acquire access.

General Information (Tract 3): Selling will be an inside 160 +/- acres tract of unimproved farmland. This tract will be sold independently from tract 1 and 2. FSA records indicate 147.29 tillable acres and an average CSRIL of 95.2. This farm does contain a 24' x 18' grain bin and a 40' x 56' barn.

METHOD OF SALE: The buyer will have option purchasing choice of tract 1, 2, or a combination thereof. Tract 3 will be sold independently of tract 1 & 2, and bidding will be done on a per acre basis multiplied by the acres specified above.

REAL ESTATE TAXES: Real Estate taxes for tract 1 is \$5,592/ yr, tract 2 is \$2,778/ yr, and tract 3 is \$5,400/ yr. Taxes will be prorated to day of closing which will occur on or before April 12, 2022.

POSSESSION: Due to the farms lease for the crop year 2022, possession for the new buyer will be granted on February 28, 2023. The 2022 lease will be terminated in writing per the purchase contract.

TERMS: 10% non-refundable down payment per tract the day of auction with the remaining balance due on or before May 13, 2022. Possession will be granted February 28, 2023. These farms are offered as a cash transaction and not subject to any financing contingencies. Seller will bring the abstract up to date and provide clear marketable title. Each farm will be sold "As Is" and buyer will be required to execute a written agreement specifying these terms the day of auction. A late charge will apply if buyer delays the closing. Sale is subject to the executer's confirmation.

Disclaimer: Every effort has been made to ensure 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. These farms will be 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). Any announcements made the day of auction will supersede this advertisement. A booklet of farm information will be available upon request by contacting any agent listed below. Attorney, Dan Connell, Storm Lake, Iowa will be the closing agent, representing the Sellers & Auction Company in this transaction. If additional, information is desired, please contact one of the auctioneers/agents listed below.

ARTHUR L. DAHL ESTATE

MARLIN FRIEDRICH AND ROGER PETERSON – CO-EXECUTORS

DAN CONNELL, STORM LAKE, IOWA – ATTORNEY FOR SELLERS

Auction Coordinators:

Kevin Cone 712-299-4258
Brian Drzycimski 712-296-3746



Iowa Auction Group
WWW.IOWAAUCTIONGROUP.COM



Auctioneers:

Kevin Cone 712-299-4258
Brian Drzycimski 712-296-3746
Jim Klein 712-540-1206
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