

APPROXIMATELY
146.87
ACRES

MORNING SIOUX COUNTY LAND AUCTION

Approximately 146.87 Acres Located In Eagle Township

Land Will Be Surveyed For Exact Acres

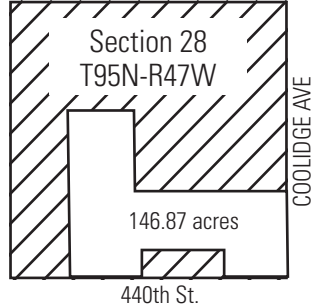
For maps, photos and videos see www.iowaauctiongroup.com

FRIDAY, JANUARY 25, 2019 AT 10:00 A.M.

The Auction Will Be Held At The Land Site

LAND LOCATION: This land is located from AgriVision John Deere North of Ireton, Iowa on Hwy 10; then go 4 miles West on Hwy 10 and 1 mile North on K22 (Coolidge Ave). The land is located at the intersection of 440th St. and Coolidge Ave.

GENERAL DESCRIPTION: Selling will be approximately 146.87 acres of land. Land will be surveyed for exact acres. The current FSA records indicate 145.69 cropland acres with a corn base of 107.06 acres with a PLC yield of 169 bu. per acre and a soybean base of 37.97 acres with a PLC yield of 51 bu. per acre. According to Surety AgriData the CSR II for this farm is 86.6. The predominant soil types are Galva, Calco, Radford-Judson, Colo, Ely and Ida. Approximately 1/5th of an acre is in wetlands. This farm is classified as HEL and is in the farm program.



LEGAL DESCRIPTION: The E1/2 SW1/4 and the S1/2 SE1/4 of Section 28, T95N - R47W of the 5th P.M., Sioux County, Iowa, EXCEPT a parcel previously conveyed and described as commencing at the SE corner of the SE 1/4 of said Section 28; thence West 1372.1 feet on the South line of said SE1/4 to the point of beginning; thence continuing West 1041.5 feet on the South line of said SE1/4; thence North 549.2 feet; thence East 1041.5 feet; thence South 549.2 feet to the point of beginning, subject to all public roads and easements of record.

METHOD OF SALE: The land will be sold as one tract.

REAL ESTATE TAXES: The current real estate taxes are \$4,598.00 per year. The sellers will pay all of the real estate taxes which would become delinquent if not paid before October 1, 2019 as well as all prior taxes.

TERMS: Non-Refundable 15% Down Payment on the date of the sale and the balance shall be due and payable on or before February 28, 2019. Sellers will continue the abstract up to date and provide clear and merchantable title. Buyers will be required to execute a written agreement specifying these terms on the day of the auction. Sale subject to seller's confirmation. Buyer agrees to accommodate sellers to complete an IRC Section 1031 Tax-Deferred Exchange with no cost or expense to the buyer. This farm is being sold "as is" as a cash sale with no finance contingencies and "as is" with any/all defects and encroachments if any.

POSSESSION: February 28, 2019

DISCLAIMER: This property is being offered "as is." Every effort has been made to insure 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, bases, yields, etc. All prospective purchasers are encouraged to inspect the property and verify all data provided. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the buyer. Any announcements made the day of the auction will supersede this advertisement. The auctioneers represent the sellers in this transaction. Jans Real Estate Inc. will be the closing agent.

GAROLD AND DONNA DEN HERDER, OWNERS



AUCTIONEERS

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