

55.61 ACRES IN WASHINGTON TWP., BUENA VISTA COUNTY, IA

FARMLAND AUCTION

TUESDAY, MARCH 19, 2019 AT 10:00 A.M.

For information, bidding, photos & maps visit www.iowauctiongroup.com



RLP Trust 80	Don Ehrich 119	Bruce Edwards etal 46
Eugene Johnson etux 42	Jane Rosenthal	Joan Downey 99
Sidney Fisher etal 42	Robert Holmes etux 56	Kyle Edwards 146

FARM LOCATION: This farm is located from Alta, IA 3 miles north on M-31 (50th Ave) and 2½ miles east on 550th St. or from Storm Lake, IA 1 mile west on Hwy 7, 4 miles north on M-36 (80th Ave), and ½ mile west on 550th St. Auction signs posted.

AUCTION TO BE HELD AT: Alta Community Building at 409 Hwy 7, Alta, IA 51002

GENERAL DESCRIPTION: This farm is located approx. 4 miles northwest of Storm Lake, IA. The Current FSA record indicates 53 Acres that are enrolled in the CRP program, which was installed on 2/1/2006 and will expire 9/30/2020. The current rental rate for this farm is \$137.55/acre with annual payments of \$7290. Upon recording of the Deed and evidence to the FSA office, this current CRP program will be assigned to the new owner/buyer, and the current fiscal 2018-19 CRP contract with full payment assigned to the Buyer. It will be the option of the Buyer to continue this contract till the expiration of 2020, however, if Buyer desires to forfeit/cancel the current CRP contract, it will be the Buyers responsibility to assume all back payments and penalties per the FSA requirements. The primary soil types of this farm are Canisteo, Wadena soils, along with smaller portions of Estherville & Okoboji soils with a CSR II value of 63.5. The farm is also classified Non-Highly Erodible (NHEL) and no wetland determinations have been completed.

ABBREV. LEGAL DESCRIPTION: East half of the Southwest Quarter (E½SW¼) of Section 6, Twp. 91 North, Range 37 West of the 5th P.M., Buena Vista County, IA EXCEPT the West 27 acres West of Drainage ditch; said parcel containing 55.61 Acres, more or less, based on taxable acres.

METHOD OF SALE: This farm will be sold as 1 (one) unit with the final bid being multiplied by 55.61 acres.

REAL ESTATE TAXES: Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2019, as well as all prior taxes. The current net taxes are: \$896/year.

TERMS: Non-refundable, 15% down-payment due the day of the auction of the balance due on or before April 19, 2019. There is no lease on this property. This farm is offered as a cash transaction and is NOT subject to any financing contingencies. Seller will continue the Abstract to date and provide clear and marketable title. Buyer is required to execute written agreement specifying these terms the day of the Auction. A late charge will apply should Buyer delay the closing. This sale is subject to Seller's confirmation.

POSSESSION: Possession will be granted at closing April 19, 2019.

AUCTIONEERS NOTE: We are greatly honored to offer a well maintained unimproved CRP farm in Buena Vista County, near Storm Lake, Iowa. Whether you are an investor in Ag farmland or run a current farm operation, we definitely encourage you to consider this opportunity of investment.

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. Any announcements made the day of auction will supersede this advertisement. Aerial & soil maps available upon request. Attorney's office of Mack, Hansen, Gadd, Armstrong & Brown of Storm Lake will be the closing attorney, representing the Sellers in this transaction. If additional information is desired, please contact one of the auctioneers listed below.

ROBERT HOLMES ESTATE

Gary W. Armstrong – Attorney for Estate, Storm Lake, IA



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Auctioneers:

Kevin Cone 712-299-4258

Denny O'Bryan 712-261-1316

Del Beyer 712-348-2738

Jim Klein 712-540-1206

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