

ESTATE LAND AUCTION

67+/-Acres of High Quality Farmland, Grant Twp., Plymouth Co., IA

Friday, March 16th, 2018 @ 10:00 A.M.

Auction will be held at the site of the land. Watch for signs!

Directions: Take Hwy 75 North of LeMars 2 miles to C16, then go 2 miles West to Key Avenue. Land lies on South side of C16 and West side of Key Ave.

Legal Description: SE ¼, NE ¼, Sec. 25, T-93- N, R-46-W & PT. NE ¼, NE ¼, Sec. 25, T-93-N, R-46- W of the 5th P.M., Plymouth Co., IA. A final legal description will be available after survey completion.

General Description: Stabe Auction is proud to be representing the Westhoff family who is offering this highly productive, gently rolling farmland. This tract of land would be a great opportunity for you to become a first time land owner or a great addition to your existing land portfolio. The Plymouth County FSA office shows 63.55 cropland acres with a corn base of 33.1 acres with a PLC yield index of 160 bu. and a bean base of 28.0 acres with a PLC yield of 49 bu. with an oats base of 1.88 acres. This farm is enrolled in the ACR county program. The Plymouth County Assessor's Office shows the predominant soil type to be 310C2 Galva with a smaller portion consisting of 467B Radford and 1C3 Ida with a weighted average CSR2 index at 76.2 and a CSR1 index at 52.7. This farmland has had liquid hog manure applied over the last several years and should be in high state of productivity!! Soil tests were taken and analyzed in October 2017 and will be available upon request.

Method of sale: This tract of farmland will be sold as one unit with the top bid per acre times the surveyed acres including all tillable, waterways and road right of ways.

Taxes: The seller will pay all taxes due and prorated taxes up to day of closing. The estimated net taxes for 2018 are \$1,650 (Subject to survey).



Closing & Possession: Closing shall be on or before April 6th, 2018. Buyer will have full possession immediately after closing.

Contract & Title: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Stabe Realty & Auction a 10% earnest money payment which will be held in the Stabe Realty Trust account until closing. Balance will be due at closing. Sellers guarantee clear and merchantable title. This sale is not subject to any buyer contingencies.

Note: This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied made by the Auctioneer or Seller. All prospective buyers are encouraged to inspect and verify information provided herein. All announcements made day of sale will take precedent over previously provided information. Sale subject to approval of Plymouth County District Court.

STABE
REALTY & AUCTION

32379 280th St.
Merrill, IA 51038

Steve Westhoff Estate
Attorney for Estate: Pat Murphy

For More Info Call:
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www.stabeauctionandrealty.com