

# ESTATE LAND AUCTION

324+/-Acres of Prime Farmland,  
Washington Twp., Plymouth Co., IA

Friday, September 14th, 2018 @ 10:00 A.M.

Auction will be held at American Bank, Le Mars

**Directions:** Take 200th St. 1 mi. West of Blue Bunny Corporate offices. Ground lies between Kestrel Ave. & Juniper Ave. 226 acres on North side and 98 acres on South side of 200th St.

**Legal Description:** The legal description is lengthy. If you would like a copy of the legal description please call Stabe Auction & Realty.

**General Description:** Stabe Auction is proud to be representing the Heissel family who is offering this prime, highly productive, Plymouth Co. farmland that is as flat as your kitchen table and would make you extremely proud to call yours!! This will be a great opportunity for you to add a large tract of prime farmland to your existing land portfolio, your livestock or dairy operation or possibly for development. The Plymouth County FSA office shows 324.16 cropland acres with a corn base of 114.4 acres with a PLC yield index of 205 bu. and a bean base of 92.3 acres with a PLC yield of 54 bu. This farm is enrolled in the ARC county program. The Plymouth County Assessor's Office shows the predominant soil types to be T310 & T310B Galva silty loam with a smaller portion consisting of 467B Radford, C212 & 212 Kennebec with a weighted average CSR2 index in Sec. 23 @ 94.73 and Sec. 26 @ 69.46.

**Method of sale:** This tract of farmland will be sold as one unit with the top bid per acre times the 283 Cropland acres only!

**Taxes:** The seller will pay all taxes due and prorated taxes up to day of closing. The net taxes for 2018 are \$8,052.

**Closing & Possession:** Closing shall be on or before October 12th, 2018. Buyer will have full possession immediately after closing or after 2018 harvest is completed.

**Terms:** 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. Final bid will be subject to Sellers approval.



32379 280th St.  
Merrill, IA 51038

Bill Heissel Estate – owner  
Attorney for Estate: Robert Brock

For More Info Call:

Randy Stabe 712-540-9640  
Vernon Stabe 712-947-4801

[www.stabeauctionandrealty.com](http://www.stabeauctionandrealty.com)