

ESTATE LAND AUCTION

152+/-Acres of Prime Farmland, Lincoln Twp., Plymouth Co., IA

Friday, October 25th, 2019 @ 10:00 A.M.

Auction will be held at Hinton Comm. Center

Location: This quarter lays off the NW corner of intersection C-60 & K-49.

Legal Description: SE ¼ of Section 4, T-90-N, R-45-W of the fifth P.M., Plymouth Co., IA, except an acreage containing 3.98 acres M/L.

General Description: Stabe Auction is proud to be representing the Sailer family who is offering this prime, highly productive, gently rolling Plymouth Co. farmland that would make you extremely proud to call yours!! This will be a great opportunity for you to add a prime quarter section of farmland to your existing farming, livestock or dairy operation. The Plymouth County FSA office shows 155.72 farmland acres and 151.81 cropland acres with a corn base of 71.4 acres with a PLC yield index of 157 bu. and a bean base of 71.1 acres with a PLC yield of 47 bu. This farm is enrolled in the ARC County program. The Plymouth County Assessor's Office shows the predominant soil types to be 310 Galva, 467B Radford and 1D3 Ida with a weighted average CSR2 index at 82.

Method of sale: This tract of farmland will be sold as one unit with the top bid per acre times 152 Cropland acres.

Taxes: The seller will pay all taxes that become delinquent on October 1, 2020 and all prior taxes. The net taxes for 2019 are \$4,086.

Closing & Possession: Closing shall be on or before November 22, 2019. Buyer will have full possession March 1, 2020.

Terms: Immediately upon conclusion of the auction the high bidder will be required to enter into a real estate contract and pay a non-refundable earnest money deposit of 10% of the purchase price which will be held in trust with Stabe Auction & Realty until closing. Balance will be due at closing. Sellers guarantee clear and merchantable title. This sale is being sold as a cash sale and not subject to any buyer contingencies. 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 guaranties, 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 will be sold subject to Sellers approval.

Attorney for Estate: Dale Tigges
Coffee provided by Farm Credit Services



Bud & Nadine Sailer Estate
Owner

www.stabeauctionandrealty.com

For More Info Call:
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www.stabeauctionandrealty.com