

Sale Barn Realty and Auction & The ACRE Company

LAND AUCTION

193.6 Acres Pocahontas County

2 Tracts - Section 1 Powhatan Township



Great looking productive farm

Tuesday - September 24, 2019 - 10:00 am

Expo Center, Pocahontas County Fairgrounds

West Tract - 96.6 acres, m/l

Legal: W1/2 NW1/4 Section 1-93-32, Pocahontas County, IA

Description: The Garlock farm is an attractive, all tillable, very gently rolling farm. The farm contains 91.9 FSA crop acres (est) all in one field. The soils on the farm are productive soils with good soil ratings. The farm is bordered on the west by 270th Ave. and on the north by 400th St.

RE Taxes: \$2282 annually **CSR2** 71.2 **CSR** 71.4

Lawrence Garlock Trust - Owner

Attorney: Donald Beneke, Beneke Law Office, Pocahontas, IA

East Tract - 97 acres, m/l

Legal: E1/2 NW1/4 Section 1-93-32, Pocahontas County, IA

Description: The Plantz farm is a good looking, inside, all tillable, very gently rolling farm. The farm contains 95.3 FSA crop acres (est) all in one field. The soils on the farm are productive soils with good soil ratings. The farm is bordered on the north by 400th Street.

RE Taxes: \$1980 annually **CSR2** 59.6 **CSR** 64.3

Plantz Family - Owner

Attorney: Michael Gabor
Buchanan, Bibler, Gabor & Meis, Algona, IA



Method of Sale: Successful bidder will have choice of the West Tract, the East Tract, or both tracts. Sale will continue until the two tracts are sold.

Real Estate Taxes: Taxes will be prorated to January 1, 2020.

Terms: 10 percent down sale day, balance due at close November 15, 2019.

Sellers to keep all rents for 2019. Tracts will be surveyed before closing and the price will be adjusted plus or minus to surveyed acres.

Possession: At close, subject to current lease. Possession is available for 2020.

Brokers' Note: Sale Barn Realty and Auction and The ACRE Company are working together to sell the Garlock Trust farm and the Plantz Family farm. Land Buyers, here is an outstanding opportunity to purchase your choice or both tracts of this all tillable productive Pocahontas County farm. With a great location plus eye appeal, this farm will make a top farmland investment or addition to any family farm operation. Take a look, you won't be disappointed. We look forward to seeing you at the sale!

Auctioneers & Land Brokers

Sale Barn Realty and Auction

Pocahontas, Iowa 712-335-3117

Rick Winegarden 712-358-0974

salebarn.ncn.net

The ACRE Company

Spencer, IA 712-262-3529

Jon Hjelm ALC, Broker 712-20-3529

Chuck Sikora 712-260-2788

theacresco.com

The Owners reserve the right to reject any and all bids. The ACRE Co. and Sale Barn Realty and Auction represent the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co. or Sale Barn Realty and Auction.