



LAND AUCTION Pocahontas County, IA

Roosevelt Township, Section 8 , 158 Acres m/l
Wednesday, October 2 , 10 a.m.

Auction Location: 102 South Main Pocahontas IA

Directions to Farm: From Pocahontas Iowa go 4 Miles North on Hwy 4 to 180th Street then go east 1 Mile to 230th Ave then North 1/2 Mile then east 1/2 Mile.

General Description of Farm: Total Farm Land 154.88 acres with 152.81 Cropland Acres The average CSR 2 is 78.8 Base Acres for Corn is 74.7 and PLC Yield 161 and Base Acres for Beans 74.6 and PLC Yield is 42 . There is no lease on the Farm for 2020.

Method Of Sale: The farm will be offered as Price Bid per acre 154.88 acres times Bid Price Bid increments shall be determined by Auctioneer.

Method of Sale And Terms: 10% of Purchase Price as Down Payment on day of Sale to be held in Trust by Jeff Kuchel Law Firm Trust Account. Balance is due upon receipt of Abstract and Merchantable Title with Final Settlement and Landlord possession on the farm on November 5 2019 In the Office of Jeff Kuchel Attorney for Seller . Farm is sold subject to all Easements of record. Although we feel all reasonable bids will be accepted. The final sale is subject to confirmation by Seller.

Taxes: The current real estate taxes are approximately \$4208.00 per year for the Farm. The taxes on the Farm will be paid through November 5 2019 by pro-ration. All announcements made day of sale take precedence over any advertised material. All information is believed to be correct. However is not guaranteed. Bidders are urged to do their own verification. The Sale Barn Realty and Auction are agents for the Sellers.

Irene Wienhold Estate ~ Owner

Larry Wienhold Executor

Another Auction By

Sale Barn Realty and Auction

Jeff Kuchel Attorney for the Seller

Pocahontas, IA ~ 712-335-3117

**Rick Winegarden ~ Auctioneer/Real Estate Broker ~ Pocahontas, IA ~
712-358-0974**

Websites: salebarn.ncn.net
See You At The Auction, Rick!