



LAND AUCTION Pocahontas County, IA

Grant Township, Section 32 , 76 Acres m/l

Tuesday , November 19 , 10 a.m.

Auction Location: 102 South Main Pocahontas IA

Directions to Farm: From Pocahontas Iowa go 5 Miles south on Hwy 4 to C-49 then go West 4 miles to 180th then south 1/4 Mile on west side

General Description of Farm: Total Farm Land 78.16 acres with 73.86 Cropland Acres The average CSR 2 is 77.4 Base Acres for Corn is 37.40 and PLC Yield 168 and Base Acres for Beans 36.46 and PLC Yield is 39 . There is no lease on the Farm for 2020.

Method Of Sale: The farm will be offered as Price Bid per acre 73.86 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 Sale Barn Realty Trust Account. Balance is due upon receipt of Abstract and Merchantable Title with Final Settlement and Landlord possession on the farm on December 23 In the Office of The Sale Barn Realty and Auction . 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 \$1940.00 per year for the Farm. The taxes on the Farm will be paid through December 23 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.

Peterson Trust ~ Owner

Carol Folkers , Trustee

Another Auction By

Sale Barn Realty and Auction

Pocahontas, IA ~ 712-335-3117

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

Websites: salebarn.ncn.net

See You At The Auction, Rick!