

# 280 Acres M/L Of Premium Iowa Land To Be Sold At Auction

In POCAHONTAS COUNTY, IOWA

August 16, 2022 ~ 10:00 A.M.

Auction Location: Expo Center Pocahontas Fairgrounds  
Pocahontas, IA

Directions to Farm 2 Miles South on HWY 4 and 1 Mile West of Pocahontas, Iowa  
Grant Township

James Sartori 80	Dean Beneke 79	Ginter Trust etal 160	Dennis Sefcik 60 Connie Sefcik 80	Bruce Wheatley etux 320
Ginter Trust etal 80	Jerome Poduska Trust 280	Bruce Wheatley etux 99	Lind Mos 80	
Donald Carlson LE etal 160	Bruce Wheatley etux 160	Kordik Family Trust etal 80	Bon Far LLC 160	

North Parcel A

James Sartori 80	Dean Beneke 79	Ginter Trust etal 160	Dennis Sefcik 60 Connie Sefcik 80	Bruce Wheatley etux 320
Ginter Trust etal 80	Jerome Poduska Trust 280	Bruce Wheatley etux 99	Lind Mos 80	
Donald Carlson LE etal 160	Bruce Wheatley etux 160	Kordik Family Trust etal 80	Bon Far LLC 160	

South Parcel B

**General Description of Farm:** The Pocahontas County FSA Office Rates The Farm As Follows ~ Total Farmland of 155.23 Acres & Crop Land 151.24 Acres. Estimated Base Acreage for Corn is 86.1 and Beans are 64.12. The average CSR 2 is 84.3 and CSR 1 is 78.4 There is a 3.99 Acre Acreage With Some Smaller Government Bins and a Quonset Machine Shed

**Legal Description Of Farm:** NE 1/4 of Section 14 , Township 91 North, 33 West, Pocahontas County Iowa

**Taxes:** The Current Real Estate Taxes Are Approximately \$4838.00 Per Year For The Farm, There are 156 Taxable Acres. The Taxes On The Farm Will Be Paid Through November 15, 2022 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.

**General Description of Farm:** The Pocahontas County FSA Office Rates The Farm As Follows ~ Total Farmland of 116.21 Acres & Crop Land 109.18 Acres. Estimated Base Acreage for Corn is 89.60 and Beans are 19.18. The average CSR 2 is 84.6 and Average CSR 1 is 78.5. There is a 7.03 Acre Acreage with Trees and 3 Grain Bins on Northeast Corner

**Legal Description Of Farm:** Part of The NW 1/4 SE 1/4: E 1/2 SE 1/4: Part of The SW 1/4 of Section 14, Township 91 North, 33 West, Pocahontas County Iowa

**Taxes:** The Current Real Estate Taxes Are Approximately \$3526.00 Per Year For The Farm, The Taxable Acres are 115.74. The Taxes On The Farm Will Be Paid Through November 15, 2022 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

**Method of Sale:** Both farms will be offered price bid per acre. With North Parcel A 156 times bid per acre South Parcel B being sold 115.74 times bid per acre. We will auction off choice of both Parcels With Successful bidder having his choice of Parcel A or B. Bidding increments will be determined by Auctioneers. If The Farms are not Sold As one Parcel Then a Survey will be Provided to Determine North and South Boundary Between The Farms.

**Terms of Sale:** 10% down of purchase price as down payment day of sale to be held in trust by Don Beneke & Noelle Murray Attorney For Trust. Balance is due upon receipt of abstract and merchantable title with final settlement and full possession on the farm to be November 15, 2022 in the office of Don Beneke. Farm is sold subject to all easement of record.

Attorney for Trust- Don Beneke & Noelle Murry

Trustee- James D. Bartosh

The Sale Barn Realty And Auction Are Agents For The Sellers.

## Jerome Poduska Charitable Trust

Another Auction By

### Sale Barn Realty and Auction

Pocahontas, Iowa ~ 712-335-3117

Rick Winegarden ~ Auctioneer/Real Estate Broker

Pocahontas, IA ~ 712-358-0974

Websites: [salebarn.ncn.net](http://salebarn.ncn.net)