

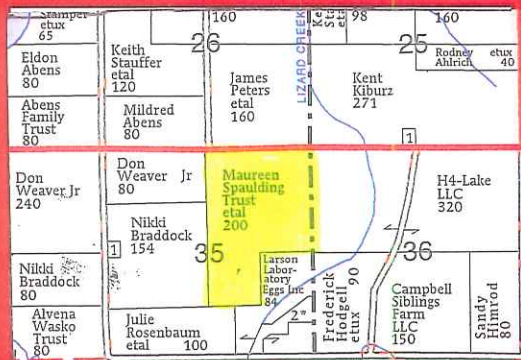
300 Acres M/L Of Premium Iowa Land To Be Sold At Auction

In POCAHONTAS COUNTY, IOWA

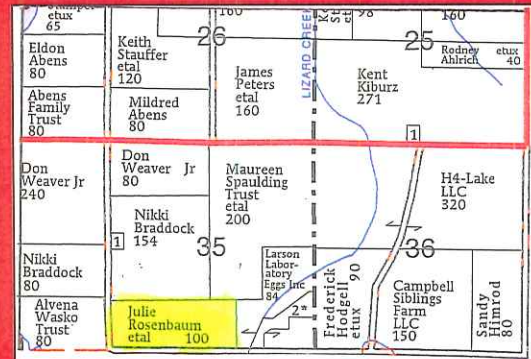
July 25, 2023 ~ 10:00 A.M.

Auction Location: Expo Center Pocahontas Fairgrounds
Pocahontas, IA

Directions to Farm 5 Miles South of Gilmore City Iowa,
1 West on C- 49 is Parcel A and Parcel B is 1 more mile
West on C- 49 then 1 Mile South on 320th Ave.



North Parcel A



South Parcel B

General Description of Farm: The Pocahontas County FSA Office Rates The Farm As Follows ~ Total Farmland of 197.82 Acres & Crop Land 197.40 Acres. Estimated Base Acreage for Corn is 97.4 and Beans are 97.40. The average CSR 2 is 84.1

Legal Description Of Farm: NE 1/4; NW 1/4 SE 1/4 of Section 35, Township 91 North, 31 West, Pocahontas County Iowa

Taxes: The Current Real Estate Taxes Are Approximately \$6,404.00 Per Year For The Farm, There are 196.84 Taxable Acres. The Taxes On The Farm Will Be Paid Through November 15, 2023 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 95.93 Acres & Crop Land 90 Acres. Estimated Base Acreage for Corn is 72.15 and Beans are 14.55. The average CSR 2 is 84.6

Legal Description Of Farm: Part of The NE 1/4 SW 1/4; Part of the NW 1/4 SE 1/4; S 1/2 SW 1/4 ; Part of the SW 1/4 SE 1/4 of Section 35, Township 91 North, 31 West Pocahontas County Iowa

Taxes: The Current Real Estate Taxes Are Approximately \$2,818.00 Per Year For The Farm, The Taxable Acres are 97 The Taxes On The Farm Will Be Paid Through November 15, 2023 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 Parcel A 197.82 times bid per acre Parcel B being sold 95.93 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.

Terms of Sale: 10% down of purchase price as down payment day of sale to be held in trust by Colin Henrichs 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, 2023 in the office of Colin Henrichs Attorney for Sellers Rockwell City Iowa . Farm is sold subject to all easement of record.

Attorney for Sellers is – Colin Henrichs– 712-297-7567

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

Spaulding-Rosenbaum-Kirby Families

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