

LAND AUCTION

**120 Acres m/l of Cass County Land
Thursday, Oct. 5, 2023 ~ 10:00 A.M.**

Sale to be conducted at Massena Livestock Sales

Farm Location: 3½ miles north of Hwy 92 & Hwy 148 intersection



BRIEF LEGAL DESCRIPTION

The NW¼ SW¼; NE¼ SW¼; SE¼ SW¼ of Section 10, Township 75, Range 34

Taxable acres: 118 m/l ~ Cropland acres: 110 m/l

CSR2: 70.75 (obtained from Surety Agridata, Inc)

Corn base: 63.90 ~ PLC yield: 141

Soybean base: 46.10 ~ PLC yield: 48

Gross Annual Taxes: \$3,770 (prorated to closing)

Sale procedure: Seller reserves the right to refuse any or all bids. Successful bidder will pay 10% earnest money on day of sale to be held in escrow by James Mailander, attorney and closing agent. Final sale price will be highest bid X 120.

Balance is due at closing on or before 1/5/2024. Possession at closing.

ANNOUNCEMENT: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer and/or Seller makes no guarantees to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. Property is sold AS IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

Rosemary Kopp Estate

James Mailander, Attorney & Closing Agent 712-762-3844

Mark Venteicher, Auctioneer 712-779-0169

www.massenalivestock.com