

AUDUBON COUNTY, IOWA LAND AUCTION

Thursday, November 29, 2018 - 10:00 a.m.

Auction will be held at St. Patrick's Parish Center, 102 Market St., Audubon Iowa

TRACT 1

DESCRIPTION: 232.18 ± Acres, Sec.15, Viola Township, Audubon County Iowa

LEGAL DESCRIPTION: SW1/4 & S1/2 NW1/4

Sec. 15, 81N, R34 W of the 5th PM, Audubon County IA, except 2 tracts (cemetery & building site, subject to survey)

FSA INFORMATION: Farm #3232 Tract #3303

FARMLAND: 231.45 Acres

CROPLAND: 223.71 Acres

EFFECTIVE DCP CROPLAND: 223.71 Acres

CORN BASE: 110.9 Acres **PLC YIELD:** 151

SOYBEAN BASE: 110.3 Acres **PLC YIELD:** 51

TOTAL BASE: 221.2 Acres

***CORN SUITABILITY RATING:** CSR2 70.5

GROSS TAXES: \$5,880

POSSESSION: At closing, on or before January 31, 2019.

Current lease has been terminated.

TRACT 2

DESCRIPTION: 80 Acres, Sec 15, Viola Township, Audubon County

LEGAL DESCRIPTION: NE1/4 NW1/4 & NW1/4 NE1/4 Sec. 15

TWP 81N R34W of 5th PM, Audubon County IA

FSA INFORMATION: Farm #3232 Tract #354

FARMLAND: 77.28 Acres

CROPLAND: 77.28 Acres

EFFECTIVE DCP CROPLAND: 77.28 Acres

CORN BASE: 38.6 ACRES **PLC YIELD:** 151

SOYBEAN BASE: 38.4 Acres **PLC YIELD:** 51

TOTAL BASE: 77 Acres

***CORN SUITABILITY RATING:** CSR2 73.3

GROSS TAXES: \$2,126

POSSESSION: At closing, on or before January 31, 2019. Current lease has been terminated.

**Corn suitability rating figures were acquired from Surety*

TERMS: Successful bidder will be required to sign a real estate contract the day of the sale, and deposit 10% (earnest money) of total sale price into Southwest Iowa Real Estate Co. Trust Account. Balance will be due on or before January 31, 2019, in exchange for deed and abstract showing merchantable title, subject to any easements of records. Landlord's possession will be given at closing. Taxes will be prorated to date of closing/possession.

Successful bidder shall be responsible for his or her own title opinion. Bids are not subject to financing. Arrangements need to be made prior to auction day. Southwest Iowa Real Estate Co. represents the seller in this transaction.

Seller or Seller's agent may, at their discretion, require proof of financial ability to perform under the terms of this auction offering prior to or during said auction.

All announcements day of sale take precedence over previous advertising.

Joseph & Freda Tigges Family, Owners

David Bruner Referee

View online at www.southwestiowarealestateco.com



Realtor®
Broker
Genelle Deist

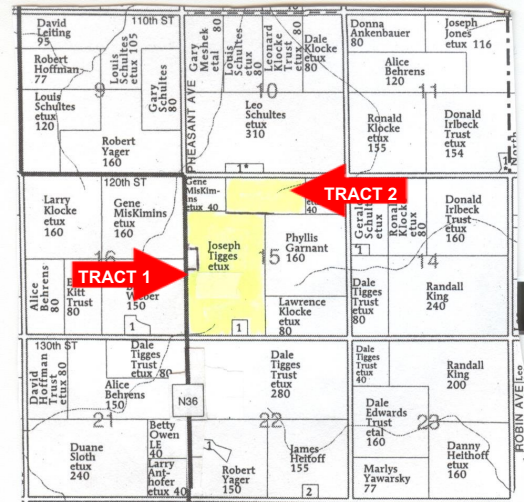
Sale Arranged and Conducted by:
SOUTHWEST IOWA REAL ESTATE CO.

417 South Park Place Audubon, Iowa 50025-1215
(712) 563-4288 Fax: (712) 563-2111
Since 1878

Auctioneer-Broker
Bruce A. Christensen, CBR



Broker
Lyle Hansen, Jr., CRS GRI



Map used with permission from Farm & Home Publishers

EASEMENT: There is a well easement for the building site.

Sale is subject to court approval.

All information has been acquired from sources deemed to be reliable, but is not guaranteed by Broker or Seller. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions.

