

# AUDUBON COUNTY, IOWA LAND AUCTION

**Tuesday , December 4, 2018 - 10:00 a.m.**

Auction will be held at Exira Event Center, 106 N. Jefferson, Exira, IA

**DESCRIPTION:** 70.55 Acres, Exira Twp., Audubon County Iowa

**LEGAL DESCRIPTION:** E 1/2 NE 1/4 7-78-35 Exc S 312'

**FSA INFORMATION:** Farm #2033 TRACT #2675

**FARMLAND:** 66.81 Acres

**CROPLAND:** 66.08 Acres **CRP CROPLAND:** 26.24 Acres

**EFFECTIVE DCP CROPLAND:** 39.84 Acres

**CORN BASE:** 22.0 Acres **PLC YIELD:** 149

**TOTAL BASE:** 22.0 Acres **CRP REDUCTION:** 10.6 Acres

**\*CORN SUITABILITY RATING:** CSR2 64.2

**NET TAXES:** \$1436

**POSSESSION:** On or before December 31, 2018. Subject to terminated lease.

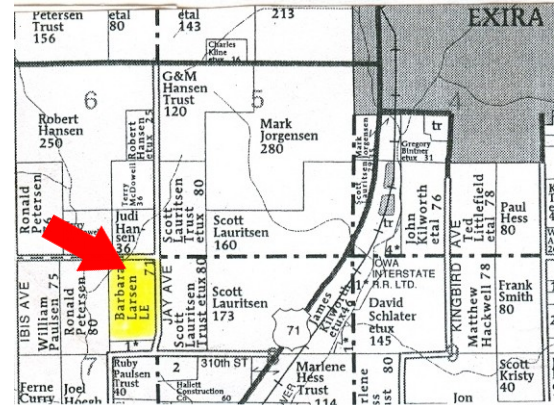
## CRP CONTRACTS:

25 Acres @ \$185.37/acre—Annual Payment of \$4634, expires 9/30/21

1.2 Acres @ \$246/acre—Annual Payment of \$246 expires 9/30/19

Seller received October 2018 CRP payments and Buyer will receive all subsequent payments.

Buyer agrees to succeed to and comply with all CRP contract provisions.



Map used with permission from Farm & Home Publishers

*\*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 December 31, 2018, in exchange for deed and abstract showing merchantable title, subject to any easements of records. Landlord's possession will be given at closing. Lease has been terminated. 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.*

## Barbara J. Larsen, Owner

View online at [www.southwestiowarealestateco.com](http://www.southwestiowarealestateco.com)



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