

Excellent 39.79 Acres

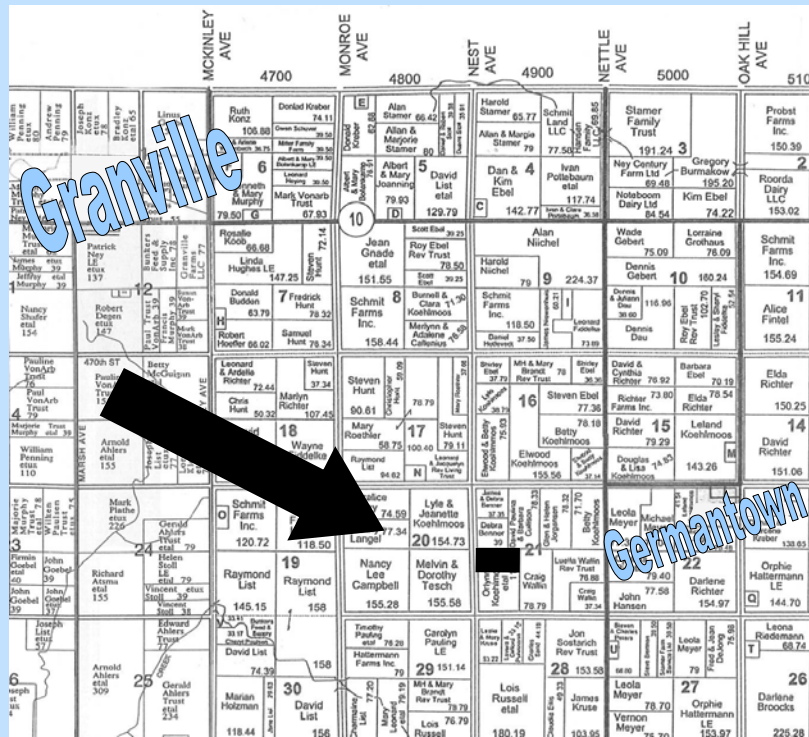
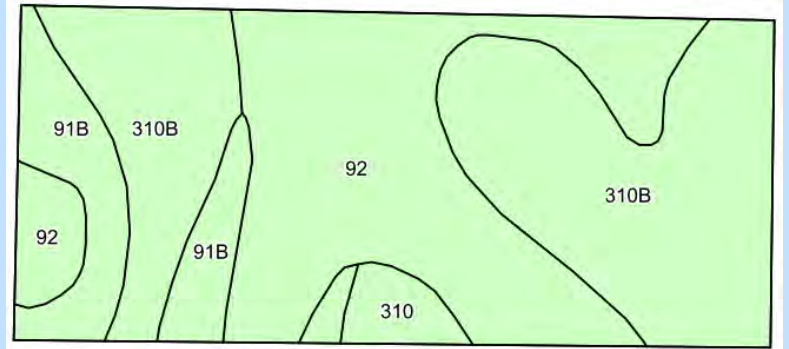
Located in Caledonia Township, O'Brien County, Iowa

AUCTION

Tuesday, October 30, 2018

Sale Time @ 10:30 AM ~Live & Online~

Auction to be held at the Paullina Legion Building - Highway 10 East



Location: From Germantown, IA go 2 miles west on 480th St and 1/2 mile south on Nest Ave. OR from the east edge of Granville, IA go 2 1/2 miles east on Hwy 10 and 2 1/2 miles south on Nest Ave. Auction signs will be posted.

General Description: Selling will be an excellent inside 39.79 surveyed acre farm located in Caledonia Twp, O'Brien County, Iowa. This farm is level to gently sloped and the soil types on the farm consist of the Galva, Marcus, and Primghar series. The average CSR-1 on the tillable acres is 73.2 and the average CSR-2 is 94.7. According to the FSA office the farm has 39.13 tillable acres with the balance as road and ditch.

Brief Legal Description: Parcel C, in the SW 1/4 of Section 21-94-42, O'Brien County, Iowa. Property contains 39.79 surveyed acres.

Farm Corn Base/Corn Yield: The corn PLC yield is 176 bushels, the soybean PLC yield is 50 bushels.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2019, as well as all prior taxes. The estimated net real estate taxes are \$1,075 per year.

Method of Sale: Bid price per acre times 39.79 surveyed acres via live and online auction simultaneously.

Terms: 10% down on the day of the auction. The balance will be due on December 14, 2018. A late charge will apply for buyers delaying the closing. The abstract will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Successful online bidder will be notified at the conclusion of the auction. Online bidders must agree to these terms and conditions as well as online conditions prior to registering and must be verified 24 hours prior to start of auction.

Possession: December 14, 2018 (Subject to current lease which will expire February 28, 2019).

Auctioneer's Note: We welcome the opportunity to sell this great farm for the Koehlmoos Family! Here's an excellent inside 39.79 acre farm, 98% tillable and the great Marcus/Galva/Primghar series of soil. The farm is located near several excellent grain marketing facilities. Remember the farm sells from the Paullina Legion Building. An aerial video of this farm along with other information is posted on our website at www.vw72.com. Thanks for your interest in this farm and if we can help you, please give us a call. Rich, Todd, Levi, and Brent

Note: This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Any announcements made the day of the auction will supersede this advertisement.



VIEW OUR WEBSITE FOR THIS AUCTION AT WWW.VW72.COM

Orlynn D. Koehlmoos Family Residuary Trust

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