

315.97 +/- Acres in O'Brien County, IA Live & Online Friday AUCTION September 7, 2018

Each tract will be sold from its location starting with

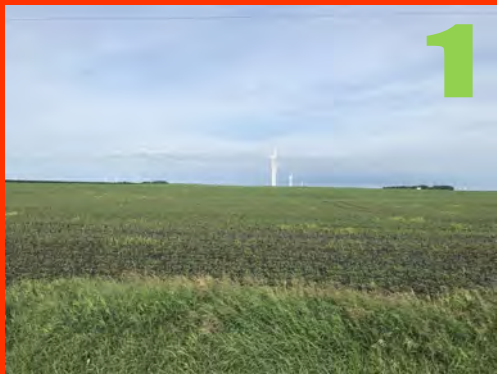
Tract 1: 10:30 AM / Tract 2: 12:00 PM / Tract 3: 1:30 PM / Tract 4: 3:00 PM



Locations:

Each tract will sell from its site. Auction signs will be posted.

- Tract 1: From the west edge of Hartley, IA go 2 miles west on Hwy 18 and 1/4 mile north on blacktop L-58.
- Tract 2: From the west edge of Hartley, IA go 4 miles north on blacktop M-12 and 3/4 mile west on 280th St.
- Tract 3: From the east edge of Hartley, IA go 1 mile east on Hwy 18 and 1 mile north on blacktop M-18.
- Tract 4: From the west edge of Hartley, IA go 4 miles south on blacktop M-12 and 1/2 mile east on blacktop B-24.



Tract 1 General Description: Selling will be 80 +/- acres of Lincoln Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Sac, Primghar, Marcus, Galva, Colo, and Ransom series. The farm has an average CSR 1 of 73.3 and a CSR 2 of 92.6. According to the FSA office the farm has 75.61 cropland/tillable acres with the remainder as roads and ditch.

Brief Legal Descriptions: Tract 1: The N 1/2 SE 1/4 Section 26-97-40, Lincoln Twp, O'Brien County, IA. Property contains 80 +/- acres.

Corn Base/Corn Yield: Tract 1: The corn PLC yield is 183 bushels and the soybean PLC yield is 48 bushels. The corn base is 38.4 acres and the soybean base is 37.2 acres.

Farm 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 on Tract 1 are \$2300.

Tract 2 General Description: Selling will be 80 +/- acres of Hartley Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Primghar, Marcus, and Ransom series. The farm has an average CSR 1 of 77.3 and a CSR 2 of 96.9. According to the FSA office the farm has 76.4 cropland/tillable acres with the remainder as roads and ditch.

Brief Legal Descriptions: Tract 2: The W 1/2 SW 1/4 Section 6-97-39, Hartley Twp, O'Brien County, IA. Property contains 80 +/- acres.

Corn Base/Corn Yield: Tract 2: The corn PLC yield is 183 bushels and the soybean PLC yield is 48 bushels. The corn base is 70.7 acres and the soybean base is 5.7 acres.

Farm 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 on Tract 2 are \$2356.

Tract 3 General Description: Selling will be 80 +/- acres of Hartley Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Primghar, Marcus, and Ransom series. The farm has an average CSR 1 of 79 and a CSR 2 of 98.3. According to the FSA office the farm has 75.91 cropland/tillable acres with the remainder as roads and ditch.

Brief Legal Descriptions: Tract 3: The W 1/2 SW 1/4 Section 22-97-39, Hartley Twp, O'Brien County, IA. Property contains 80 +/- acres.

Corn Base/Corn Yield: Tract 3: The corn PLC yield is 183 bushels and the soybean PLC yield is 48 bushels. The corn base is 34.3 acres and the soybean base is 41.6 acres.

Farm 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 on Tract 3 are \$2390.

Tract 4 General Description: Selling will be 75.97 +/- acres of Omega Twp, O'Brien Co farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Sac, Primghar, Colo, Afton, Ransom, Galva, Marcus, and Terril series. The farm has an avg CSR 1 of 69.6 and a CSR 2 of 89.2. According to the FSA office the farm has 68.33 cropland/tillable acres the balance consists of a grass waterway/ small creek, road and ditches.

Brief Legal Desc: Tract 4: The S 1/2 SE 1/4 excluding the acreage Sec 17-96-39, Omega Twp, O'Brien Co, IA. Property contains 75.97 +/- acres.

Corn Base/Corn Yield: Tract 4: The corn PLC yield is 183 bushels and the soybean PLC yield is 48 bushels. The corn base is 35.9 acres and the soybean base is 32.4 acres.

Farm 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 on Tract 4 are \$2046.

***Tile Maps Available

Method of Sale: All tracts will be sold via live and online bidding. Tract 1 will sell from its site at 10:30 AM. Tract 2 will sell from its site at 12:00 PM. Tract 3 will sell from its site at 1:30 PM. Tract 4 will sell from its site at 3:00 PM. All tracts will be sold bid price per acre times the acres. No tracts will be combined.

Terms: 10% down on the day of the auction. The balance will be due on January 2nd, 2019. A late charge will apply for buyers delaying the closing. The abstracts 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. The 2018 crop year lease payments will remain with the sellers. Successful online bidder will be notified at the conclusion of all 4 tracts. 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: January 2, 2019. (Subject to current lease which will expire February 28, 2019)

Auctioneer's Note: Here is a great opportunity to purchase O'Brien County Farmland. We are pleased to be selling these farms for The Ruby Family! Great soil types and farmed well. We will be selling these farms from each of their locations on September 7th via live and online bidding, please note the times of each tract. Thank you for your interest and give us a call if we can provide any assistance. Rich, Todd, Levi & Brent

Note: These farms are 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

Seven Gems Corp.
Tom Whorley, Heidman Law Firm ~ Attorney



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