

197.32 acres in Grant Twp, O'Brien County, Iowa

AUCTION

Thursday, September 19, 2019

Sale Time @ 10:30 AM

Location: Tract 1: From Sutherland, IA go 3 miles north on Blacktop M-12 and 1/4 mile west on 440th St.
Tract 2: Directly south of Tract 1. Farms will sell from these sites. Auction signs will be posted.

Linda Leonard 129.93 19	Jacob & Ruth Moermond 76.21	53.77 P Duane & Mary Halverson	Bryan Rohlfen 76.14
Janice Gunnerson LE 281.78	James & Thomas Wagner 79	Beverly Orthmann 78.18	James & Mary DeBoom 234.58
Vernice 36.19 Rahbusch	Duane & Mary Halverson Trust 67.35	Andrea Tomquist etal 29 235	Donna Johnson 74.89
Ray Brechwald 124.10	30 Dorothy Slaimant LE 39.50	David Moermond etal 37.57	105.54
Lynn Horstmann etal 126.66	2 Rahbusch Ent. Inc.	Pamela Johansen 77.18	Nina Negus 77
David & Denise Steffen 47.03	MJH Farms Inc. 148.36	Robert & Nina Negus Trust 76.79	32
78.82	Bonnie Rowley Trust 78.64	Kenneth & Beverly Orthmann 219.57	33
	Duane & Mary Halverson 75.03	Jonathan & Ilon Negus 139.70	100.66
		Harlan & Mary Peterson 146.40	IA-DNR 117
		Jonathan & Ilon Negus 39.50	Carole Negus 39.50
		Jonathan Negus 39.50	Jonathan Negus 100.66



LIVE & ONLINE

Tract 1 General Description: Selling will be an excellent 40.13 surveyed acres of Grant Township, O'Brien County farmland. The entire farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Afton and Sac series. The farm has an average CSR 1 of 70.3 and a CSR 2 of 92.1. According to the FSA office the farm has 36.04 cropland/tillable acres with the remainder having a small waterway, tree line, roads and ditch. We will have more tile information available on auction day.

Tract 2 General Description: Selling will be an excellent 157.19 surveyed acres of Grant Township, O'Brien County farmland. The primary soil types on the tillable acres consist of the Sac, Galva, Colo, Primghar, and Afton series. The farm has an average CSR 1 of 70.7 and a CSR 2 of 90.1. According to the FSA office the farm has 137.97 cropland/tillable acres with the remainder as 15.21 acres of pasture/grassland, waterway, roads and ditches. There is an older 3,000 bushel drying bin as well as a 3,250 bushel government bin that will be sold with the property. We will have more tile information available on auction day.

Brief Legal Descriptions: **Tract 1:** The E 1/2 of the W 1/2 of the SE 1/4 Section 30-95-39, Grant Twp, O'Brien County, IA. Property contains 40.13 surveyed acres.

Tract 2: The NE1/4 Excluding Parcel B (consisting of the acreage site) in Section 31-95-39, Grant Twp, O'Brien County, Iowa. Property contains 157.19 surveyed acres.

Farm Corn Base/Corn Yield: **Tract 1:** The corn PLC yield is 166 bushels and the soybean PLC yield is 45 bushels. The corn base is 21.5 acres and the soybean base is 9.8 acres. **Tract 2:** The corn PLC yield is 166 bushels and the soybean PLC yield is 45 bushels. The corn base is 75.3 acres and the soybean base is 44.5 acres.

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2020, as well as all prior taxes. The estimated net real estate taxes on **Tract 1** are \$962. The estimated net real estate taxes on **Tract 2** are \$3562.

Method of Sale: Both tracts will be offered / sold via live and online bidding. Tract 1 will sell first at 10:30 AM at the farm site. Tract 2 will be sold immediately following. They tracts will not be combined.

Terms: 10% down on the day of the auction. The balance will be due on December 2, 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 2019 crop year lease payments will remain with the sellers. Successful online bidder will be notified at the conclusion of both 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: December 2, 2019. (Subject to current lease which will expire February 28, 2020)

Auctioneer's Note: Here is a great opportunity to purchase O'Brien County Farmland. We are pleased to be selling these farms for the Dau Family! Great soil types and farmed well. We will be selling these farms from their locations on September 19th via live and online bidding. Thank you for your interest and give us a call if we can provide any assistance. For inclement weather please contact our office. 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

Harold & Velma Dau Family Farms



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