

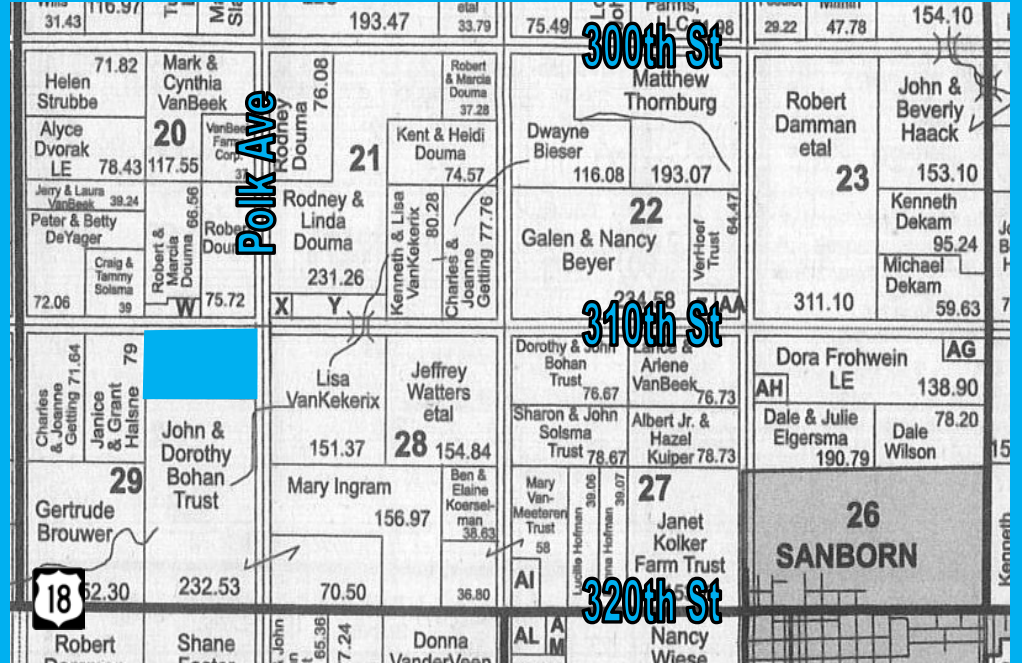
Farmland At Auction!

80 +/- Acres of Franklin Twp, O'Brien County Farmland

Thursday, October 3, 2019

Sale Time: 10:30 AM

Location: From Sanborn, IA go 2 miles west on Hwy 18 and 1 mile north on Polk Ave. Auction to be held at the farm site. Signs Posted!



General Description: Selling will be an excellent 80 +/- acres of farmland in Franklin Twp, O'Brien County, IA. The tillable acres are level to gently sloped. According to the FSA office there are 76.89 tillable acres. The soil types consist of the Galva, Marcus, Primghar, and Sac Series. The average CSR 1 is 72.1 and CSR 2 is 95.3. Check the information packet for more info!

Brief Legal Description: The N 1/2 NE 1/4 in Section 29-97-41, Franklin Twp, O'Brien County, Iowa. Property contains 80 +/- acres.

Farm Corn Base/Corn Yield: The corn PLC yield is 140 bushels and the soybean PLC yield is 45 bushels. The corn and soybean base are the same at 37.5 acres.

Real Estate Taxes: Buyers will pay all taxes due in 2019 as well as any prior real estate taxes. The estimated net real estate taxes are \$2,436 per year.

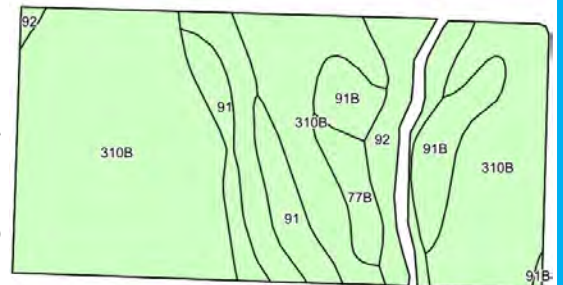
Method of Sale: Bid price per acre times 80 +/- acres via live and online auction simultaneously.

Terms: 10% down on the day of the auction. The balance will be due on November 6, 2019. 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: November 6, 2019.

Auctioneer's Note: Here's a great farm located near Sanborn, IA. Super soil types, farmed well, gently sloped. We thank Bruce and Corrine for utilizing our services to market their farm. The farm sells from its location on October 3rd. Thanks for your interest and please contact us if we can help you. 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.



Live & Online Bidding!



Bruce & Corrine Prins

View our web site at www.vw72.com

SPECIALIZING IN IOWA FARMLAND AUCTIONS!

Auctioneers

Rich Vander Werff
Sanborn, IA
712-261-0298

Todd Hattermann
Paullina, IA
712-348-0111

Levi Mow
Edgerton, MN
712-441-6898

Brent Vander Werff
Sanborn, IA
712-540-7591

215 Main St. Sanborn, IA 51248

712-729-3264 (office) auctions@tcaexpress.net

