

Excellent 135 +/- Acres Located in Caledonia Township, O'Brien County, Iowa

AUCTION

Tract 1: 60 +/- acres

Tract 2: 75 +/- acres

Friday, October 25, 2019

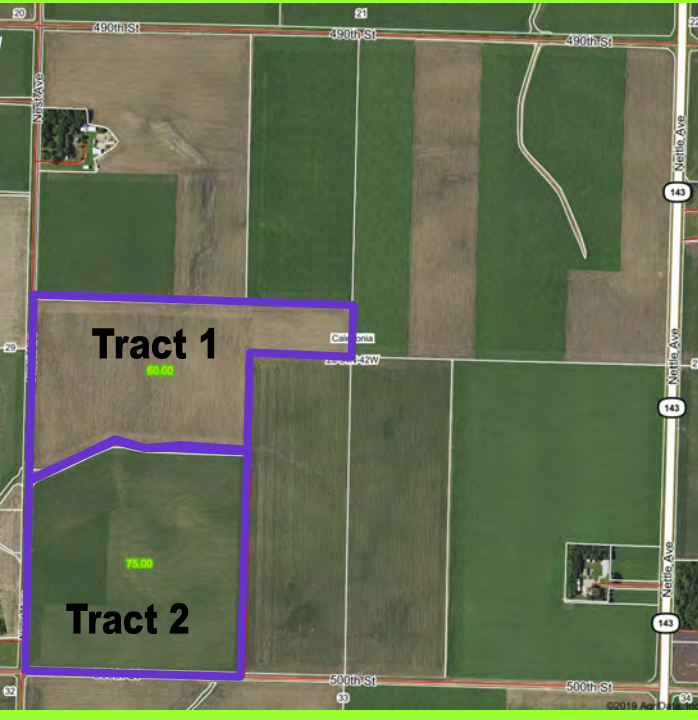
Location: From the east edge of Granville, IA go 2 1/2 miles east on Hwy 10 and 4 miles south on Nest Ave. Or from Marcus, IA go 7 miles north on Hwy 143 and 1 mile west on 500th St. OR from Germantown, IA go 2 miles west on 480th St and 2 miles south on Nest Ave.

Auction signs will be posted.

Auction to be held at the

Paullina Legion Building - Highway 10 East

136.46	154.25	List 94.62	N Rev Living Trust	KG	192.70	Koehimoos
Schmit Farms Inc. 120.72	Faye Hunt 118.50	Doralice Ney 74.59	Lyle Koehimoos 154.73	Siema & Dora Benner 37.35	Debra Benner 39	Leola Meyer 71.70
Charmaine List 303.15	Nancy Lee Campbell 155.28	Melvin Tesch Trust 155.58	Charmaine Koehimoos Family Trust 116.19	John L. Benner 78.32	Helen L. Benner 78.32	Betty Koehimoos 78.48
Marian Holzman 118.44	David List 156	Timothy Pauling et al 76.26	Carolyn Pauling LE 151.14	Terry Kruse et al 97.42	Jon & Sheryl Sostarich Trust 153.58	Leola Meyer 79
James & Mary Ann List 196.71	Omni Partners, LLC 151.06	Merle Kuehl 77	Mary Ann & Theodore List 151.98	Ron DA Farms Ltd & Bar JE Farm Co 153.25	Doris Kruse 38.26	James Kruse 38.26
Timothy & Mary Plathe 189.08	Brian Miller 77	Monte & Patricia McFadden 235	Sarah Whitaker 39.45	Crystal Vandeweerd 160.15	Orphie Hattermann LE 300.64	



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

Tract 1 General Description: Selling will be 60 +/- acres of Caledonia Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Primghar, Afton, Marcus and Colo series. Tract 1 has an average CSR-1 of 72.6 & CSR-2 of 92.9.

Tract 1 Brief Legal Description: A tract in the N 1/2 of the SW 1/4 AND the South 25 acres of the NW 1/4 in Section 28-94-42, O'Brien Co, Iowa. Property contains 60 +/- acres. Exact acres will be determined by survey.

Tract 2 General Description: Selling will be 75 +/- acres of Caledonia Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Primghar, Marcus, Afton and Colo series. Tract 2 has an average CSR-1 of 72.7 & CSR-2 of 94.7.

Tract 2 Brief Legal Description: A tract in the SW 1/4 in Section 28-94-42, O'Brien Co, Iowa. Property contains 75 +/- acres. Exact acres will be determined by survey.

Note: There is a waterway that divides the farms. The survey will be completed down the middle of the waterway. In the event the farm is sold as one tract there will be no survey completed.

Entire Farm Tillable Acres: According to the FSA office there are 129.40 tillable acres on the entire farm.

Entire Farm Corn Base/Corn Yield: According to the FSA office the corn PLC yield is 165 bushels and the soybean PLC yield is 46 bushels. The corn base is 63.6 acres and the soybean base is 63.6 acres.

Entire 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 the entire farm are \$3,386.

Method of Sale: Tracts 1 and 2 will be offered as choice via live and online bidding. The high bidder will have the option to take tract 1, tract 2 or both tracts. In the event the high bidder takes both tracts, they will remain sold and the farmland auction will be concluded. If the high bidder takes one tract, the remaining tract will then be auctioned.

Terms: 10% down on the day of the auction. In the event that the farms are sold in two tracts a survey will be completed to determine the exact acres. The final balance will be according to the surveyed acres and due on December 4, 2019. In the event the farm is sold to one buyer there will be no survey completed and sold as 135 +/- acres. 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. 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 4, 2019 (Subject to current lease which will expire on February 28, 2020)

Auctioneer's Note: We are pleased to offer this nice O'Brien County farm on behalf of the Mary Brandt Trust! Here's a great opportunity to purchase a nice farm in Caledonia Township, O'Brien County. The farm is well located near Highway 143 and with several nearby grain marketing opportunities. Check out our website at www.vw72.com for an aerial video and additional information. The farm sells from the Paullina Legion Building via live and online auction. If you have any questions, give us a call and we thank you for your interest. Rich, Todd, Levi, and 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](http://www.vw72.com)

Mary Brandt Trust

SPECIALIZING IN IOWA FARMLAND AUCTIONS!

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