

# 214.52 +/- Acres Located in Liberty & Afton Twps, Cherokee Co, Iowa

Tract 1: 128.39 surveyed acres

Tract 2: 86.13 +/- acres

# AUCTION

## Friday, November 15, 2019

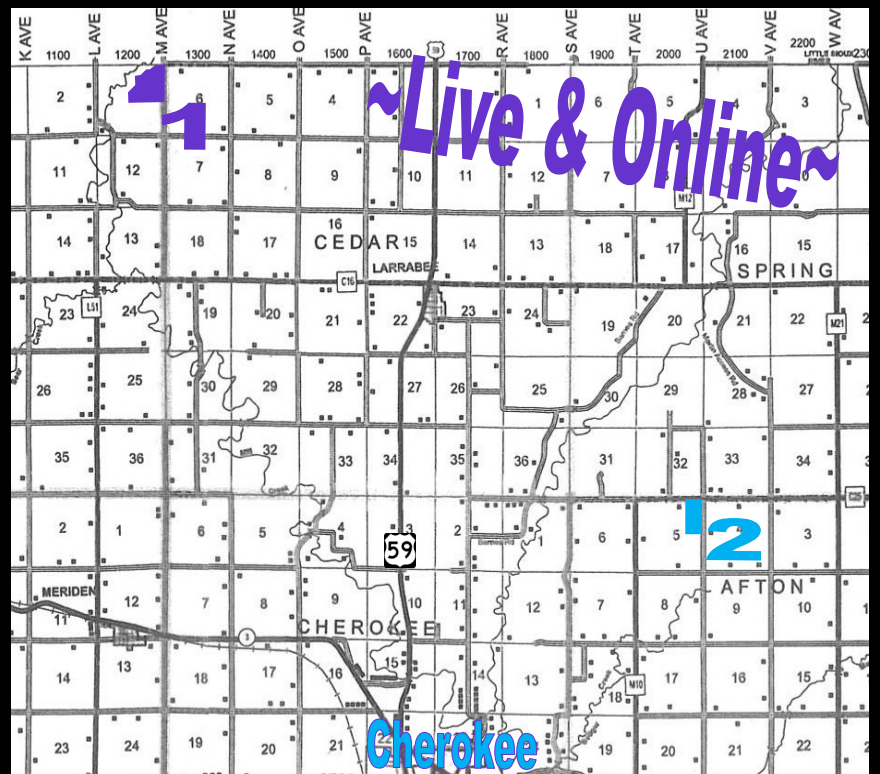
Sale Time @ 10:30 AM

Auction to be held at the  
**Cherokee Community Center - 503 W Bluff St**

**Locations:** **TRACT 1:** From Larrabee, IA go 4 miles west on Blacktop C-16 and 3 miles north on M Ave, OR From Paullina, IA go 4 miles south on Blacktop L-48, and 3 miles east on Blacktop B-62, then 1 mile south on Silver Ave OR From Calumet, IA go 2 1/2 miles south on Hwy 59 and 4 miles west on 420th St.

**TRACT 2:** From the east side of Cherokee, IA at the Hwy 3 Junction go 2 1/2 miles east on Hwy 3 then 5 miles north on U Ave OR From Aurelia, IA at the junction of Hwy 3 & Hwy 7 go 1 mile west on Hwy 3 and 5 miles north on U Ave.

Signs will be posted!



**Tract 1 General Description:** Selling will be 128.39 surveyed acres of Liberty Township, Cherokee County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Marcus, Allendorf, and Hawick series. Tract 1 has an average CSR-1 of 72.9 & CSR-2 of 95.4. According to the FSA office there are 126.35 tillable acres.

**Tract 1 Brief Legal Description:** Parcel A recorded in Plat recorded Book 4, Page 259 in the N 1/2 Section 1-93-41, Liberty Twp, Cherokee Co, Iowa. Property contains 128.39 surveyed acres.

**Tract 1 Farm Corn Base/Corn Yield:** According to the FSA office the corn PLC yield is 185 bushels and the soybean PLC yield is 45 bushels. The corn base is 78.4 acres and the soybean base is 47.95 acres.

**Tract 1 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 are \$3778.

**Tract 2 General Description:** Selling will be 86.13 +/- acres of Afton Township, Cherokee County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Sac, Marcus, Everly, and Primghar series. Tract 2 has an average CSR-1 of 64 & CSR-2 of 91. According to the FSA office there are 80.15 tillable acres. There is a well on the property.

**Tract 2 Brief Legal Description:** E 1/2 NE 1/4 Section 5-92-39, Afton Twp, Cherokee Co, Iowa. Property contains 86.13 +/- acres per original government survey.

**Tract 2 Farm Corn Base/Corn Yield:** According to the FSA office the corn PLC yield is 160 bushels and the soybean PLC yield is 48 bushels. The corn base is 49.4 acres and the soybean base is 30.6 acres.

**Tract 2 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 are \$2186.

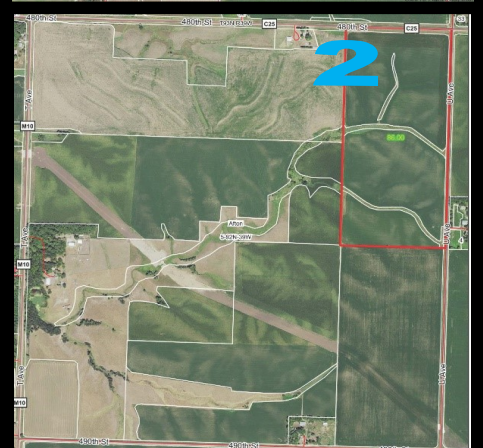
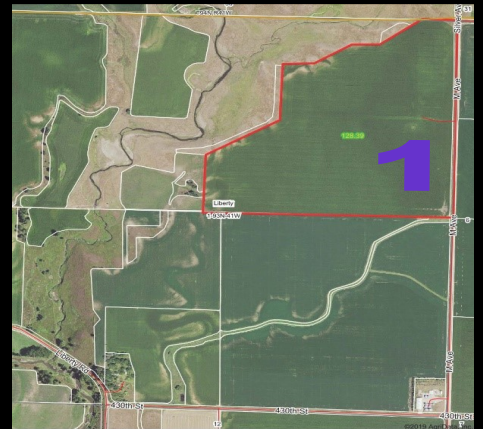
**Method of Sale:** Tract 1 will be sold first. Bid price per acre times 128.39 surveyed acres. Then tract 2 will be sold. Bid price per acre times 86.13 +/- acres. The tracts will not be combined.

**Terms:** 10% down on the day of the auction. The balance on tract 1 will be due on December 18, 2019. The balance on tract 2 will be due on January 6, 2020. 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:** Tract 1: December 18, 2019 / Tract 2: January 6, 2020 (Subject to current lease which will expire on February 28, 2020)

**Auctioneer's Note:** We are pleased to offer these Cherokee County farms on behalf of the Townsend and Schroeder Trusts! The farms are well located with several nearby grain marketing opportunities. Check out our website at [www.vw72.com](http://www.vw72.com) for additional information. The farm sells from the Cherokee Community Center 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)

## Velma Townsend Estate / Lorna Schroeder Revocable Trust

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