

# WINNEBAGO & WORTH COUNTY FARMLAND AUCTION

195 Total Acres more or less

2-40 acre parcels in Winnebago Co., IA (Mt. Valley Twp.)

2 parcels in Worth Co., IA (Fertile Twp.) • 75 acre & 40 acre parcel

**WEDNESDAY, NOV. 20 • 9:30 A.M. SHARP**

**OWNERS: DENNIS & STEVEN KNUDTSON, CAROLYNN KORTH**

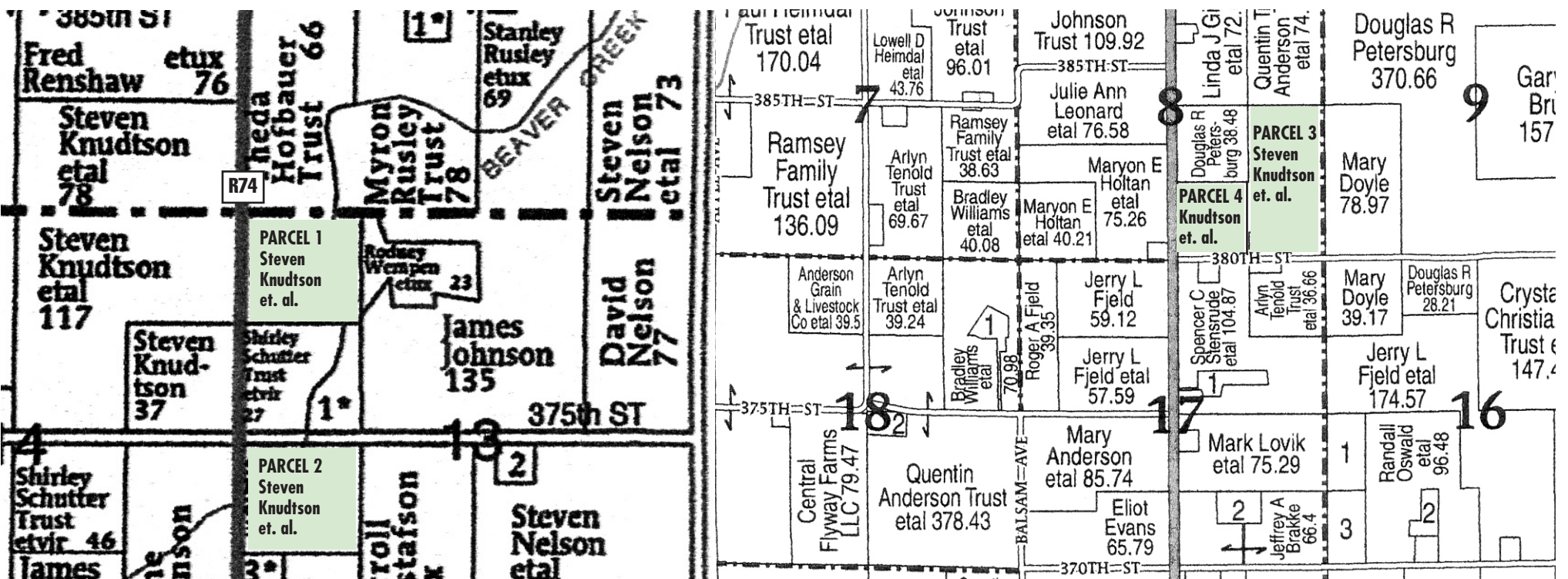
**Auction to be held at Rice Lake Izaak Walton Community Center**

42723 235th Ave, Lake Mills, IA (From Lake Mills—South 2.5 miles on Blktop R-74, east 1 mile on Blktop A-34, north 1/4 mile on 235th Ave.)

**WINNEBAGO CO. FARM LOCATION:** From Lake Mills—South 8 miles on Blktop R-74 . From Forest City—6 miles east on Hwy. 9, north 3 miles on Blktop R-74 )

**WORTH CO. / FARM LOCATION:** From Joice—South 3 miles on Blktop S-14. From Fertile—West 3 miles on Hwy 9, north 4 miles on Blktop S-14 )

**NOTE:** The Knudtson Family has decided to sell their farmland at public auction. If you have interest in expanding your farming operation or becoming a first-time farmland owner, please join us on auction day and bid your judgement.



## LEGAL DESCRIPTION

**PARCEL #1.** The Northwest Quarter of the Northwest Quarter, Section (13) Twp. 98 North, Range 23 West, Winnebago Co., Ia. (Mount Valley Twp.)

**PARCEL #2.** The Northwest Quarter of the Southwest Quarter, Section (13) Twp. 98 North, Range 23 West, Winnebago Co., Ia. (Mount Valley Twp.)

**PARCEL #3.** The East Half of the Southeast Quarter, Section (8) Twp. 98 North, Range 22 West, Worth Co. Ia. Except a 4.69 acre parcel. (Fertile Twp.)

**PARCEL #4.** The Southwest Quarter of the Southeast Quarter, Section (8) Twp. 98 North, Range 22 West, Worth Co., Ia. (Fertile Twp.)

## GENERAL DESCRIPTION

**PARCEL #1.** Total acres-40, Taxable acres 33.12, Tillable acres 29.2, Nontillable acres 7.14, CSR-2 77.20, NHEL, Wetland Status: None, CRP Contract 2.10 acres, Rate-\$223.65, Annual Pymt.-\$470.00, Expiration Date: 9-30-25. Buyer will receive the total 2025 CRP payment.

**PARCEL #2.** Total acres-40, Taxable acres 37.2, Tillable acres 33.42, Corn Base 18.05 ac. Soybean Base 15.37 ac., Corn yield 151 bu., Bean yield 44 bu., CSR - 2 75.5, NHEL, Wetland Status: None, CRP Contract 1.61 acres, Rate - \$236.4, Annual Pymt- \$381.00, Expiration Date : 9-30-25. Buyer will receive the total 2025 CRP payment.

**PARCEL #3.** Total acres-75, Taxable acres 74.41, CSR - 2 76 m/l, NHEL, Wetland status: None, CRP Contract 73.87 acres m/l, Rate-\$327.00, m/l, Annual Pymt-\$24,198.00 m/l. Expiration Date: 9-30-26. Buyer will receive the total 2025 & 2026 CRP payments.

**PARCEL #4.** Total acres-40, Taxable acres 37.64, CSR -2 84.2, NHEL, Wetland status: None, CRP Contract 37.33 acres, Rate-\$291.00, Annual Pymt-\$11,492 m/l. Expiration Date: 9-30-26. Buyer will receive the total 2025 & 2026 CRP payments.

## TERMS OF AUCTION

**REAL ESTATE TAXES:** Seller will prorate Real Estate taxes to date of closing. Annual Real Estate taxes (\$31.00 P/Ac. average on all parcels)

**CLOSING:** Closing to be held at Laird Law Firm, Mason City, Ia. Closing Date will be January 6, 2025.

**POSSESSION:** Possession will be on January 6, 2025

**TERMS:** Parcel #1 & 2, \$50,000 down on each parcel the day of auction. Parcel #3, \$75,000 down. Parcel #4, \$50,000 down the day of auction. Balance due on Jan. 6, 2025. Earnest money will be payable to Laird Law Firm Trust Account. Seller will continue abstract to date and guarantee clear and marketable title. Buyer will enter into a written agreement on the day of auction. This real estate auction is not subject to Buyer obtaining financing.

**NOTE:** All property sold " as is " While every effort was 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, or the seller's concerning condition of the property, corn base, corn yields or other supplied information. Final sale is subject to seller's approval and seller has the right to reject any and all bids. All prospective purchasers are encouraged to inspect the property and verify all information provided herein. Any announcements made the day of auction will supercede this advertisement.

Bruce Helgeson is a licensed Real Estate Agent and represents the sellers.

**HAWKEYE  
AUCTION**

**BRUCE HELGESON, Lake Mills, IA**

641-592-2754

GARY HEYDT, Clear Lake, IA

641-421-2001

Associated with **AGLAND DEPOT**

For complete details, aerial photo, maps, FSA information, etc.  
visit [www.hawkeyeauction.com](http://www.hawkeyeauction.com)

