

WINNEBAGO COUNTY, IOWA

FARMLAND AUCTION

159 ACRES M/L LOGAN TWP, SECTION 34

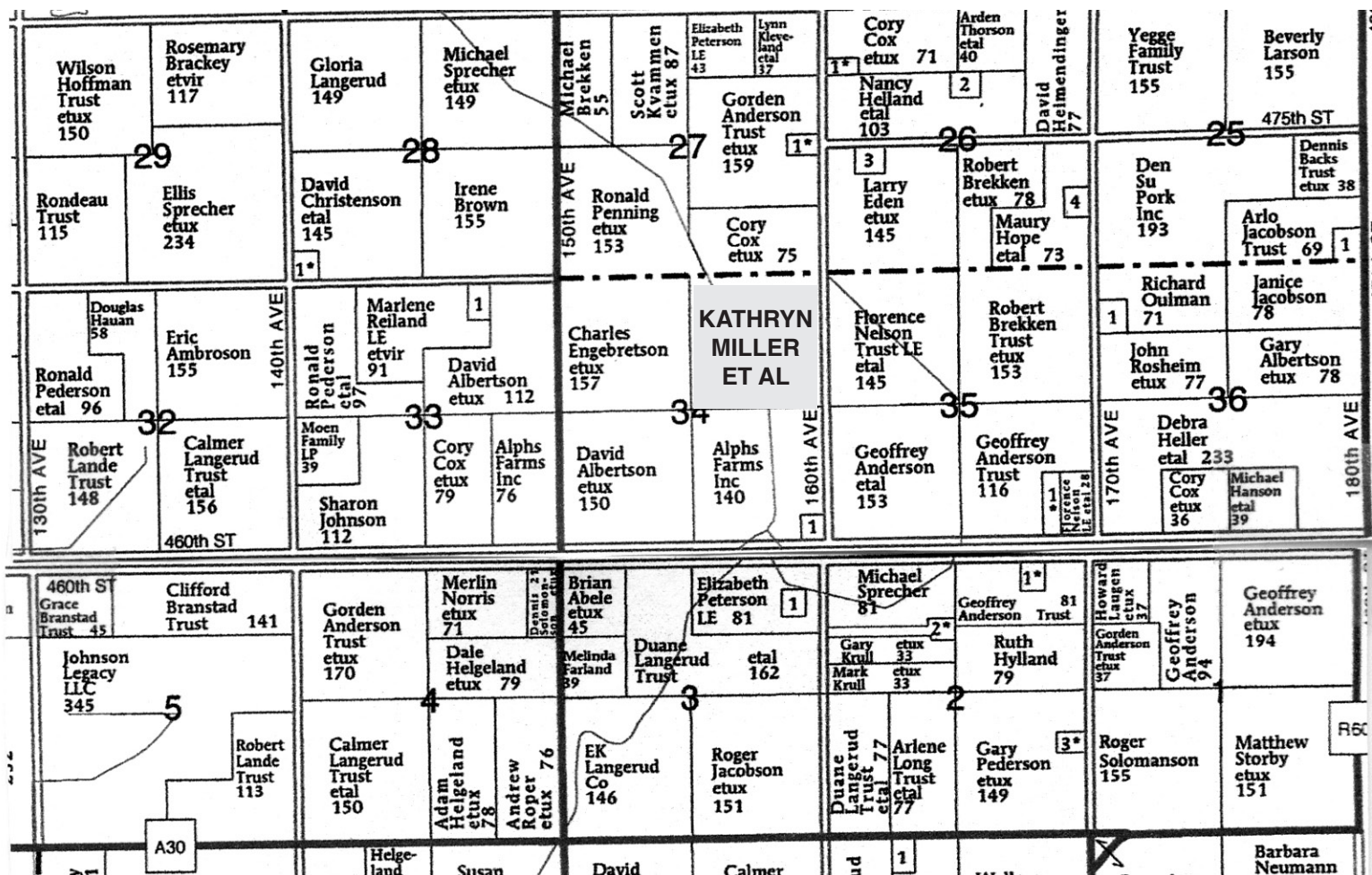
WEDNESDAY, JAN. 15 • 9:30 A.M. SHARP

OWNERS: KATHRYN MILLER, JOSEPH DIETRICH, CHRISTINA DIETRICH

AUCTION TO BE HELD AT : 121 S. Main St, Scarville, IA (community center)

FARM LOCATION—From Scarville, IA: 1.5 miles south on 180th Ave or blacktop R-60, 2 miles west on 475th St., 3/4 miles south on 160th Ave.

NOTE: The sellers' family has held ownership for many, many years.



LEGAL DESCRIPTION

The Northeast Quarter of Section 34, Township 100 North, Range 24 West of the 5th P.M. Except a one acre parcel located in the Southeast corner of the Southeast Quarter, Winnebago Co. IA.

GENERAL DESCRIPTION

Total acres-159 m/l, Taxable acres 150.68, Tillable acres 154.51, CSR-2 49.2 m/l, corn base 89.50 ac., yield 138 bu. soy-bean base 52.70 ac., yield 35 bu., NHEL, Wetland Status: Prior Converted.

Farm Lease has been terminated.

18,000 ft. of 60' spacing lateral tile added in 2016.

TERMS OF AUCTION

REAL ESTATE TAXES: Seller will prorate Real Estate taxes to date of closing.

CLOSING: Closing to be held at Laird Law Firm, Mason City, Ia. Closing Date will be on or about March 1, 2025..

POSSESSION: Possession will be on day of closing

TERMS: \$100,000 dollars down on day of Auction, Balance Due on Day of Closing. 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.

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

