

FARMLAND AUCTION

WINNEBAGO COUNTY, IA. Logan Twp, Section 9, 155.5 acres more or less

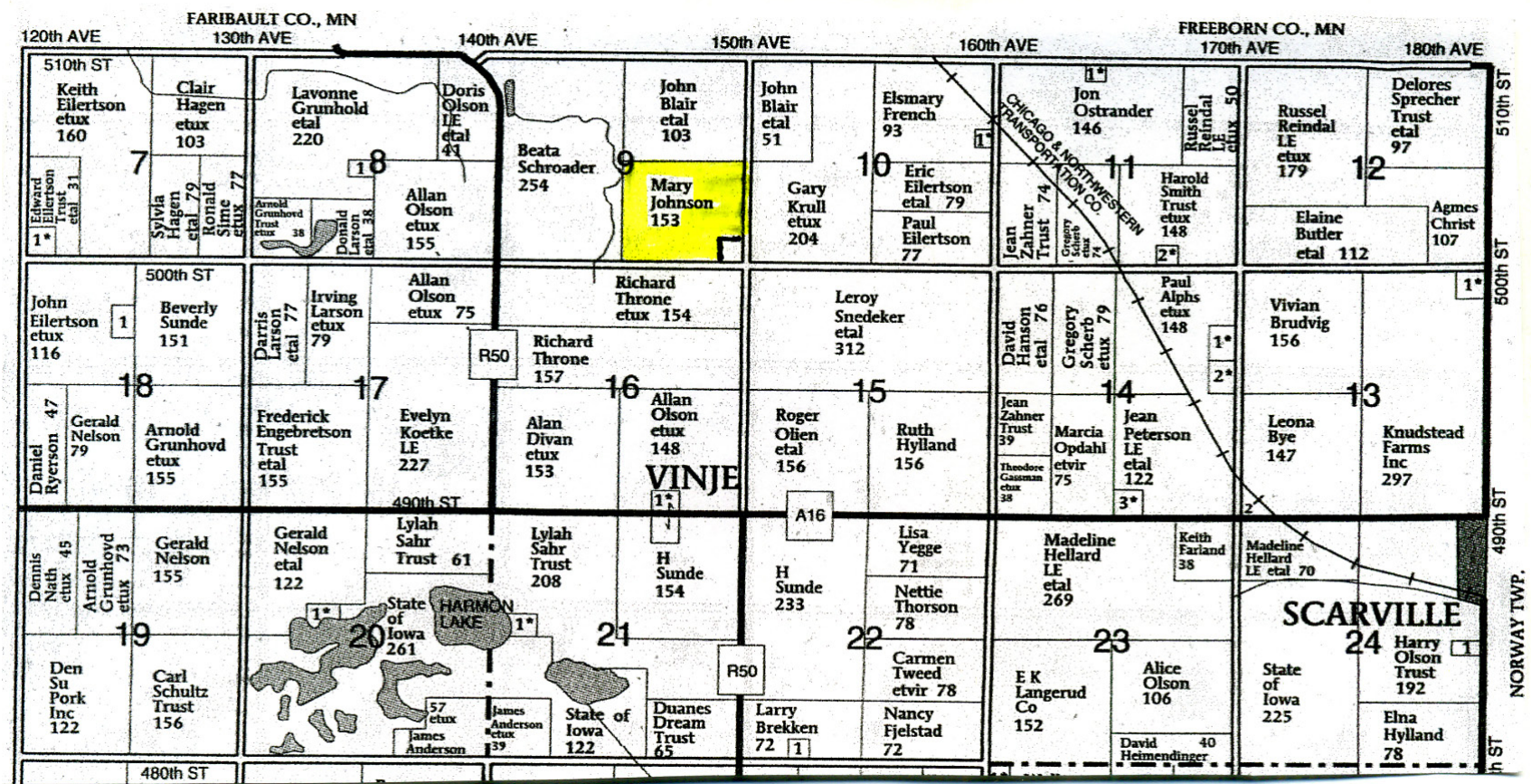
FRIDAY, APRIL 19 • 10 A.M.

LOCATION: Scarville Community Center, 121 Main St., Scarville, IA

OWNER: MARY ANN JOHNSON ESTATE

AUCTION NOTE: The Heirs of the Mary Ann Johnson Estate have decided to sell their farm at public auction. Please make plans to attend and bid your judgement.

FARM LOCATION: From Vinje, IA—1 mile north on 150th Ave. From Kiester, MN—4 miles south on S-22, 1 mile east on 500th St.



LEGAL DESCRIPTION

PROPERTY DESCRIPTION: The Southeast Quarter (SE1/4), Section Nine (9), Range Twenty-Four (24) West, Winnebago County, IA. Except a 4.26 acre parcel located in the SE corner.

GENERAL DESCRIPTION

155.5 acres M/L, 131.35 taxable acres, 20.5 exempt acres (non-taxable wetlands), 130.58 tillable acres, FSA corn base 97.95, yield 160, soybean base 32.63, yield 43, CSR-2 75.9, NHEL. This tract contains a wetland or farmed wetland.

Farm is currently leased for the 2019 crop year.

TERMS OF AUCTION

REAL ESTATE TAXES: Seller will prorate real estate taxes to date of closing. Annual taxes \$4,464.00.

CLOSING : Closing will be held at Atty. Richard Schwarm Law Office, Lake Mills, Ia.

POSSESSION: Possession will be on or about May 31, 2019. Subject to the 2019 current crop lease.

LEASE: Buyer will assume 2019 lease payments from Tenant as payments are due according to current written lease. Total 2019 lease payments are \$32,100 (any drowned out acres will be deducted from the final lease payment).

TERMS: \$100,000 dollars down immediately following the auction. Balance due on May 31, 2019. Earnest money will be deposited in Atty. Richard Schwarm trust account.

Seller will continue abstract to date and guarantee a clear and marketable title on this property. Buyer will enter into a written agreement following the auction.

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 concerning condition of the property, corn base, corn yields or other supplied information. All prospective purchasers are encouraged to inspect these properties and verify all information provided herein. Any announcements made the day of the auction will supercede this advertisement.

HAWKEYE
AUCTION

For showing contact:
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Associated with:



Visit www.hawkeyeauction.com for complete details of FSA 156, aerial photos, soil maps, etc.