

ABSOLUTE FARMLAND AUCTION

WINNEBAGO COUNTY, IA. 254 Taxable acres more or less of productive farmland located in Norway Township sections 26 & 32 (to be sold in 2 parcels)

WEDNESDAY, MARCH 20 • 10 A.M.

STORM DATE: MARCH 22 • 10 A.M.

LOCATION: American Legion Hall, Emmons, MN

OWNER: JAMES B. RYGH TRUST

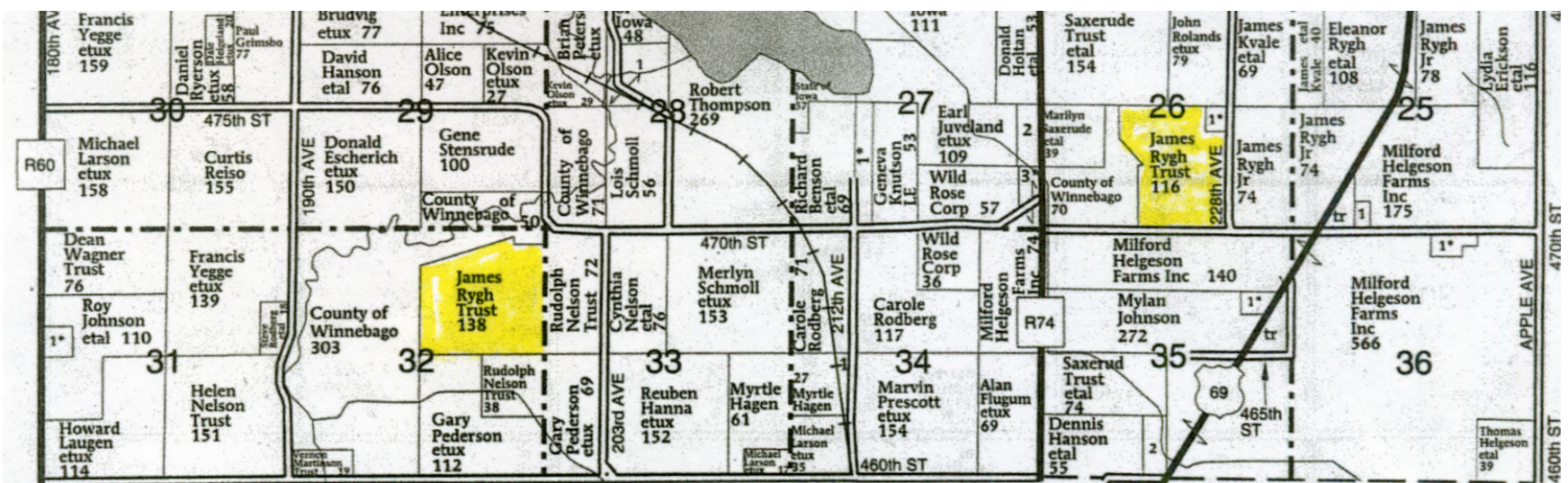
TRUSTEE: JAMES RYGH JR.

AUCTION NOTE: Due to the death of Eleanor Rygh, The James B. Rygh Trust must be dissolved. Parcel 1 & 2 will be sold at absolute Auction.

Buyers if you have detailed questions, contact James Rygh Jr. at 641-592-7944

FARM LOCATION: Parcel 1—From Lake Mills 1.5 miles north on Hwy. 69, 1/3 mile west on 470th St.

Parcel 2—From Lake Mills 1.5 miles north on 220th Ave. or Co. Blacktop R74, 2 miles west on 470th St.



LEGAL DESCRIPTION

PROPERTY DESCRIPTION: Parcel #1—The west half (W1/2) of the Southeast Quarter (SE1/4) Section 26 except a 7.50 acre parcel and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) Section 26 except a 9.58 acre parcel and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) Section 26 except a 23.82 acre parcel all located in Norway Twp. Winnebago Co. Ia.

(Winnebago Co. Parcel I.D. # 0426400003, 0426400007, 0426400008, 042630009)

Parcel #2—The Northeast Quarter (NE 1/4) of Section 32, except a 21.68 acre parcel all located in Norway Twp. Winnebago Co. Ia.

(Winnebago Co. Parcel I.D. # 0432200003, 0432200004, 0432200006, 0432200007)

GENERAL DESCRIPTION

Parcel #1—115.6 Taxable acres, 106 tillable acres M/L, FSA corn base 90.0, yield 149, Soybean base 5.45, yield 45, CSR-2 59.1 HEL Status: Classified as HEL with conservation system being actively applied. This tract does not contain a wetland.

Parcel #2—138.32 Taxable acres, 115 tillable acres M/L, FSA corn base 57.7, yield 149, Soybean base 53.41, yield 45, CSR-2 73.9 NHEL, This tract contains a wetland or farmed wetland.

READY FOR BUYER TO FARM IN 2019!

TERMS OF AUCTION

REAL ESTATE TAXES: Seller will prorate real estate taxes to date of possession. Parcel #1—annual taxes \$2,778.00, Parcel #2—annual taxes \$4,100.00

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

POSSESSION: Possession will be on or about April 1, 2019

TERMS: Parcel #1—\$100,000 dollars down immediately following the auction. Parcel #2 —\$100,000 dollars down immediately following the auction. Balance due on parcel 1 & 2 on or about May 6, 2019. Earnest money will be deposited in Atty. Richard Schwarm trust account.

Seller will continue abstracts to date and guarantee a clear and marketable title on these properties. Buyers will enter into a written agreement immediately 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:
BRUCE HELGESON
706 E. Main St., Lake Mills, Iowa
Office: 641-592-4403 • Home: 641-592-3487

Associated with:



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