

# WINNEBAGO COUNTY

# FARMLAND AUCTION

70.36 Acres of Bare Farmland located in Section 32, Center Twp.

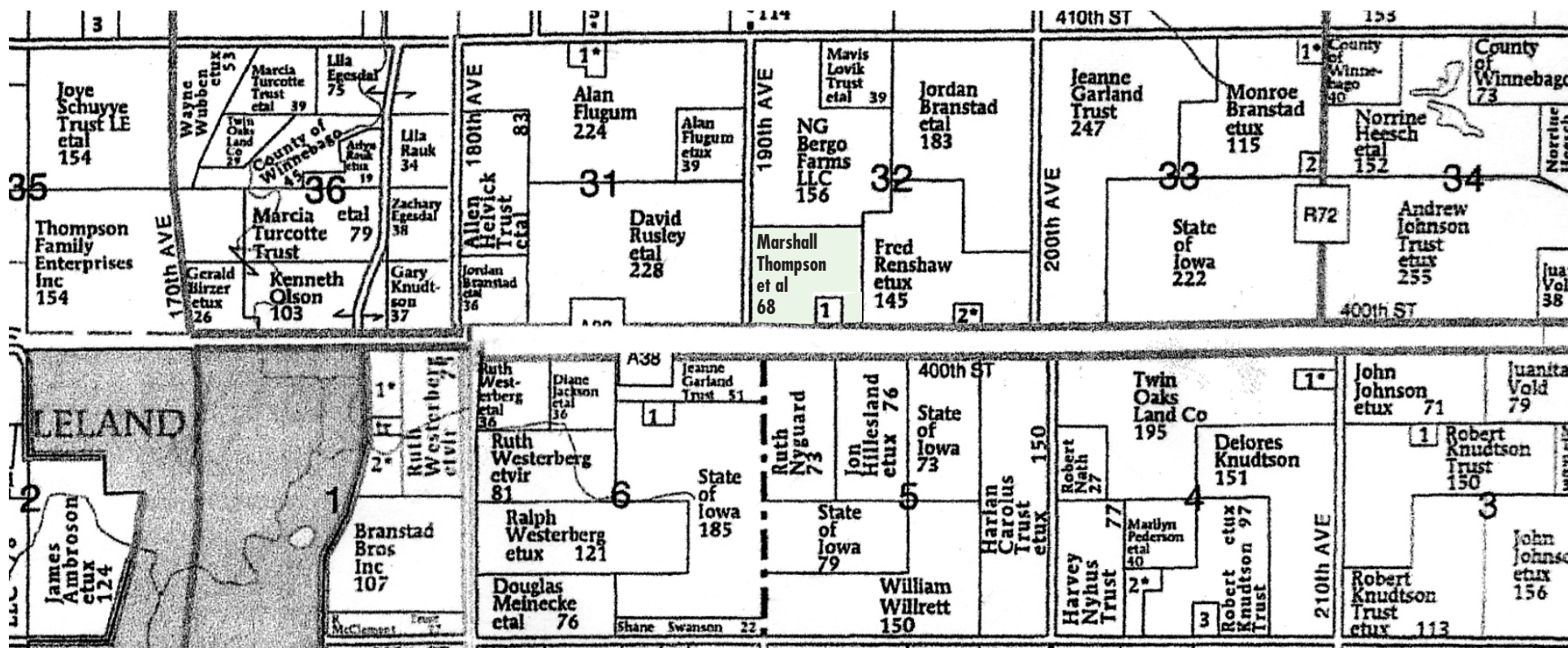
**FRIDAY, NOV. 18 • 10 A.M. SHARP**

**OWNERS: MARSHALL THOMPSON, ET AL**

**Auction to be held at Mitchell's Restaurant, Leland, IA**

**FARM LOCATION:** From Leland—1/4 mile north on Hwy. 69, 2 miles east on 400th St. or Co. Blktp A38. Farm is located at northeast corner of intersection A38 & 190th Ave.

**NOTE:** For more than 80 years of ownership the Thompson family has decided to sell their farmland at public auction. If you have interest in expanding your farming operaiton or becoming a first-time farmland owner, please join us on auction day and bid your judgement.



## LEGAL DESCRIPTION

The West One Hundred Fourteen and Two-sevenths (114-2/7) rods of the South One Hundred Twelve (112) rods of the Southwest Quarter (SW1/4) of Section Thirty-Two (32), Township Ninety-Nine (99) North, Range Twenty-Three (23) West of the 5th P.M, Winnebago Co. Ia. Except a 8.43 acre building site.

## GENERAL DESCRIPTION

70.36 tillable ac., FSA corn base 67.61 ac., yield 150 bu., no soybean base, CSR - 2 : 73.59, HEL: conservation system is being actively applied, Wetland Status: None, CRP - Contracts: None

## TERMS OF AUCTION

**REAL ESTATE TAXES:** Seller will prorate real estate taxes to date of closing. Annual real estate taxes \$2,094 dollars

**CLOSING:** Closing to be held at Casperson Law Office, Lake Mills, Ia. Closing date will be December 29, 2022

**POSSESSION:** Possession will be February 28, 2023. Buyer will have fall tillage rights after current crop has been harvested.

**TERMS:** \$75,000 dollars down immediately following the auction. Balance due on December 29, 2022. Earnest money will be payable to Casperson Law Office Trust Account. Seller will continue abstract to date and guarantee clear and marketable title on this property. 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.

Current Farm lease has been terminated  
Bidding will be Dollars Per/Acre x 70.36 acres

Bruce Helgeson is a licensed Real Estate Agent and represents the seller's  
For Showing contact Bruce

# HAWKEYE AUCTION

**BRUCE HELGESON**  
Lake Mills, Iowa  
641-592-2754

Associated with **AGLAND DEPOT**  
**DENNIS ROGNES**

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

