

TRACT #5

137.45 Acre Land Auction

LOCATION OF FARM: 2 miles North of Eagle Grove on Hwy 17 to 240th St., 2 ¼ West to Buchanan Ave, ¾ North follow road around curve.

LEGAL DESCRIPTION: Parcel letter "D" located in the SE ¼ of the SW ¼ & the SW ¼ of the SE ¼ of Sec. 5 & the N ½ of the NW ¼ & the NW ¼ of the NE ¼ of Sec. 8, all in T-91-N, R-26-W of the 5th P.M., Wright Co, IA described as follows: Beginning at the NW corner of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 89°21'55" E 651.39' to the NW corner of the NE ¼ of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 00°14'48" W 1314.90' to the NW corner of the NE ¼ of the SE ¼ of the SW ¼ of said Sec. 5; Thence S 89°59'03" E 680.74' to the NW corner of the SW ¼ of the SE ¼ of said Sec. 5; Thence continuing S 89°59'03" E 1308.53' to the NE corner of the SW ¼ of the SE ¼ of said Sec. 5; Thence S 00°00'06" E 1304.19' to the NE corner of the NW ¼ of the NE ¼ of said Sec. 8; Thence S 00°00'11" W 1306.83' to the SE corner of the NW ¼ of the NE ¼ of said Sec 8; Thence North 89°50'08" W 1289.16' to the SW corner of the NW ¼ of the NE ¼ of said Sec. 8; Thence S 88°29'20" W 1276.15' to the SW corner of the NE ¼ of the NW ¼ of said Sec. 8; Thence continuing S 88°29'20" W 282.47' on the S line of the NW ¼ of the NW ¼ of said Sec. 8 to a point on the County road centerline; Thence N 26°20'24" E 412.13' on said road centerline; Thence S 69°10'28" E 183.77'; Thence S 89°37'04' E 184.13'; Thence N 00°31'34" W 271.87'; Thence S 89°11'18" W 283.82' to a point on the W line of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 03°02'24" W 757.32' on said W line to the point of beginning, containing 137.45 acres, inclusive of a public roadway easement of 2.38 acres and is subject to any & all other easements, be they of record or not. For this survey the N line of the NE ¼ of the NW ¼ of said Sec. 8 was assumed to bear N 89°21'55" E.

GENERAL DESCRIPTION: Level to rolling, farm has been attached to Tract 4 but is surveyed separately for auction. A 1.68 acre grove has been sold off.

FSA INFORMATION: Tract 4680 divided.

HEL STATUS: NON HEL

WETLAND STATUS: No certified wetland determination on file.

FARMLAND: 137.45

CROPLAND: Approximately 133, FSA figures not available due to splitting farm.

CORN BASE: Not available, PLC yield 164

SOYBEAN BASE: Not available, PLC yield 50

CSR: CSR2 81.3

REAL ESTATE TAXES PAYABLE 2022-2023: \$ 4,420.00 Less 1.85 Acres that will be pro-rated at closing.

FARM LEASE: The current farm lease runs through 2023, has been properly terminated in accordance to Iowa Law.

SALE METHOD: The property will be sold as a **137.45**-acre tract M/L, by the acre.

AGENCY: Ryerson Auction & Realty Ltd. And its representatives are Agents of the sellers.

SELLERS: Ted Knight Trust-First State Bank Trustee, Webster City, IA

Ryerson Auction & Realty, Ltd.

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