

166 ACRE KOSSUTH COUNTY FARM & A HOME IN TITONKA, IA

FARM SOLD AT BUFFALO CREEK ACTIVITY CENTER IN TITONKA, IA
TUESDAY AUGUST 30, 2022 • 1:30 PM

LOCATION OF FARM: 2 1/2 East of Titonka and starts 1/4 North on West side of R14

LEGAL DESCRIPTION: The North One-half of the Southeast One-fourth (N 1/2 SE 1/2) EXCEPT the West 12 rods and 8 1/2 feet thereof, and the East 102 Acres of the North fractional One-half, Section Two (2), Township Ninety-seven (97), Range Twenty-seven (27), West of the 5th P.M.

EXCEPT:

A parcel of land in the Northeast Quarter (NE 1/4) of the Northeast Fractional Quarter (NE 1/4) of Section Two (2), Township Ninety-seven (97) North, Range Twenty-seven (27), West of the 5th P.M., Kossuth County, Iowa, described as Parcel 1 of Survey recorded as Document No. 2008-2417.

Exact legal description to be taken from updated abstract.

GENERAL DESCRIPTION: This is a nice laying tract of land laying next to a farm to market road close to a good grain market.

FSA INFORMATION: Farm: 11029 Tract: 12700 and 12701 combined

HEL STATUS: No HEL

WETLAND STATUS: Wetland determination not complete.

FARMLAND: Selling 166 acres

FSA CROPLAND: 164.85

CORN BASE: 62.1 **PLC Yield:** 174

SOYBEAN BASE: 64.1 **PLC Yield:** 50

CSR: CSRII by Surety Maps 76.9

REAL ESTATE TAXES PAYABLE 2021-22: \$4,372.00

FARM LEASE: There is no farm lease for 2023

SALE METHOD: The property will be sold as a 166 acre tract M/L, by the acre. Bidding on the property is open for advancement until the Auctioneer announces that the property is sold and closes the bidding process. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the sellers.

CONDITIONS: The sale is subject to all easements, covenants, leases & restrictions of record. All property is sold "AS-IS-WHERE-IS" basis with no warranties or guarantees, expressed or implied, made by the Auction company or sellers.

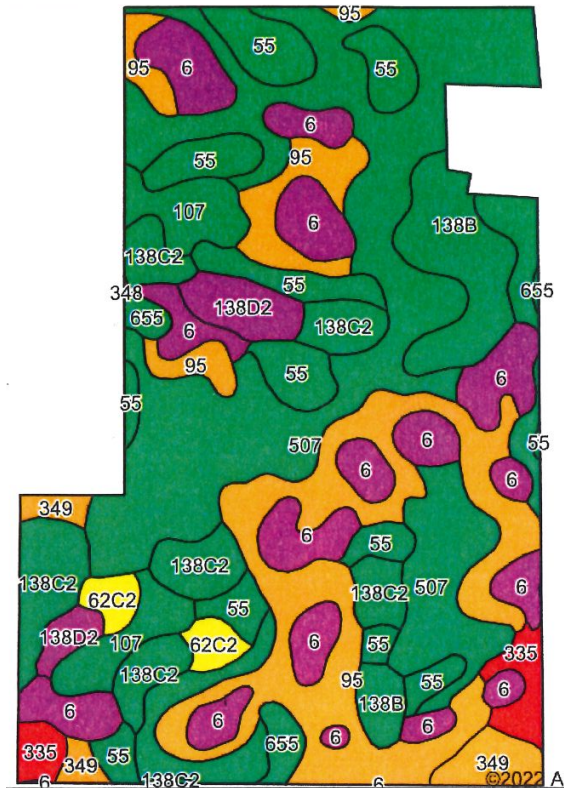
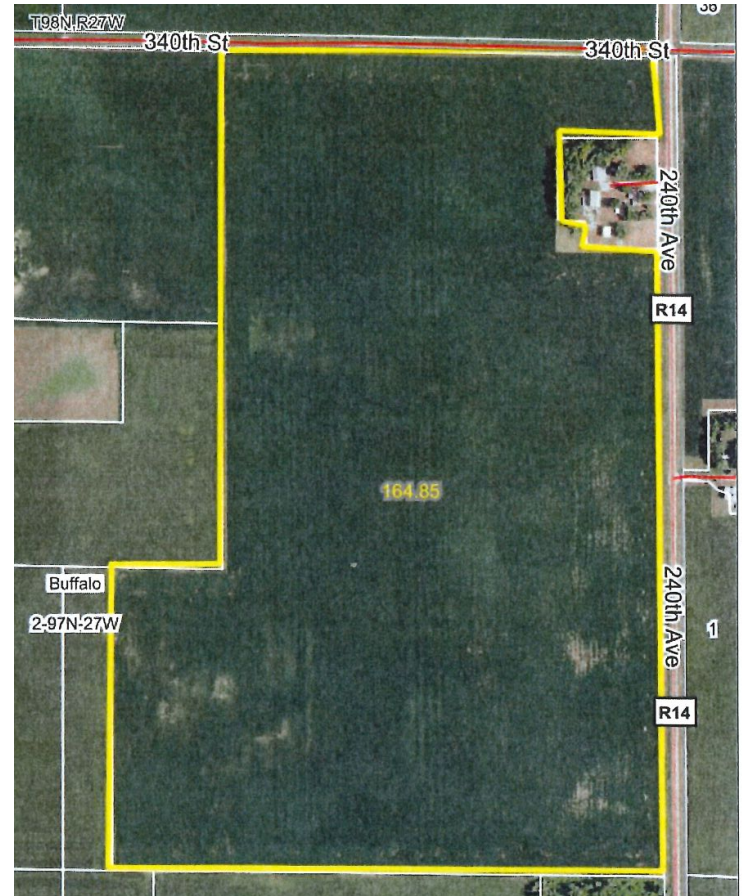
TERMS & POSSESSIONS: 10% down payment required day of sale, w/the signing of the Real Estate contract. Successful bidders are purchasing with no financial contingencies and must be prepared for cash settlement of their purchase upon delivery of the deed and an abstract showing merchantable title. Closing will be **December 5, 2022** at the Law office of Richard Bordwell, Attorney Clarion, IA Possession of the farm will be **December 5, 2022**.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusion.

Announcements made day of sale will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but they are not guaranteed.

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

SELLERS: Isebrand Trust



Area Symbol: IA109, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
507	Canisteo clay loam, 0 to 2 percent slopes	51.52	31.3%		IIw	84	75	
95	Harps clay loam, 0 to 2 percent slopes	28.83	17.5%		IIw	72	60	
6	Okoboji silty clay loam, 0 to 1 percent slopes	23.55	14.3%		IIIw	59	54	
55	Nicollet clay loam, 1 to 3 percent slopes	16.49	10.0%		Iw	89	85	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	13.36	8.1%		IIIe	83	62	
138B	Clarion loam, 2 to 6 percent slopes	9.03	5.5%		Ile	89	77	
107	Webster clay loam, 0 to 2 percent slopes	6.37	3.9%		IIw	86	80	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.09	2.5%		IIIe	51	52	
349	Darfur loam, 0 to 2 percent slopes	3.83	2.3%		IIw	74	71	
335	Harcot loam, 0 to 2 percent slopes	3.31	2.0%		IIw	39	52	
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	2.42	1.5%		IIIe	64	49	
655	Crippin loam, 1 to 3 percent slopes	2.05	1.2%		Ie	91	80	
Weighted Average						2.15	76.9	68.2

HOUSE AT AUCTION Tuesday August 30, 5PM at house
OPEN HOUSE HELD: Sat Aug. 6, 10AM - Noon
Sunday Aug. 14 1-3PM For viewing & inspections
247 2nd Ave NE Titonka, IA 1958 ranch w/2 BR + office, 1.5 baths, 1,684 sq ft w/ full basement 2 car att gar on 66X132 lot.
 10% down day of auction, NOT contingent on financing, selling AS IS. Close Sept 30, 2022 Richard Bordwell, Attorney
Contact Deb Parker for house Bradford Realty LLC 641-903-1405



Contact: Eugene Ryerson on Farmland
Office 515-448-3079 Cell 515-689-3714
Eagle Grove, IA 50533-8722
www.ryersonauctionrealtyltd.com