

Ryerson Auction Realty Ltd

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Farm owner: Curry Family

Legal description: The N ½ of the NW ¼ of Section 20-94-N, R-27W Kossuth County, IA
Less the acreage site.

Acres: Approximately 76 subject to survey of acreage out of property.

Tenant: None **Leased:** Wayne would rent if investor buys.

Location from nearest town: 3 miles North on P60 from C12 in Luverne, IA and 1 mile East on P63 in the SE quadrant of intersection.

Soil types: Maps are attached CSR 2 86.9

Taxes: \$1,738.00 annually

Tillable acres: Map shows 72.47 but a protrusion on East side of acreage will be added back into the tillable.

Buildings: None acreage is not selling

LP tank: None

Conservation: None

Other information: Farm is pattern tiled

Price: \$800,000.00

Terms: Cash – Immediate possession

The following information, although believed to be accurate, is not guaranteed to be so.