

**SEALED BID LAND AUCTION**

Lincoln Township Section 24 Worth Co., IA

Parcel 1

**Acres: 75.97**

**Bid amount per acre \$** \_\_\_\_\_

**BID DEADLINE: Friday April 9, 1 PM**

**By mail, email or fax (Please call to verify written bid received)**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

Street

City/State/Zip code

**CELL PHONE:** ( ) \_\_\_\_\_ **RESIDENTIAL** ( ) \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

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

**SELLERS:** Philip & Pauline Strand Revocable Trust Land



2761 Country Lane Circle Eagle Grove, IA 50533

515-448-3079 office 515-689-3714 Gene's cell

515-448-5028 Fax

ryerson@goldfieldaccess.net

[www.ryersonauctionrealtyltd.com](http://www.ryersonauctionrealtyltd.com)

**PARCEL 'C' DESCRIPTION**

A PARCEL OF LAND DESIGNATED AS PARCEL 'C' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SECTION 24-T98N-R20W OF THE 5TH P.M. WORTH COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHWEST CORNER (SW COR.) NORTHWEST QUARTER (NW 1/4) SOUTHWEST (SW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S89°56'38"E 1321.11 FEET ALONG THE SOUTHERLY LINE OF NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE SOUTHEAST CORNER (SE COR.) NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE N00°00'28"W 1320.18 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE NORTHEAST CORNER (NE COR.) NORTHWEST QUARTER (NW 1/4) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE N00°04'29"W 1321.50 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE NORTHEAST CORNER (NE COR.) SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE S89°53'42"W 531.06 FEET ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE EASTERLY LINE AS DESCRIBED IN FEE BOOK 20200859 WHICH IS ON FILE AT THE WORTH COUNTY RECORDER'S OFFICE;

THENCE 500°10'09"E (SOUTH) 226.11 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER (SE COR.) OF SAID FEE BOOK 20200859;

THENCE S89°49'51"W 792.00 FEET (DUE WEST 792 FEET) ALONG THE SOUTHERLY LINE OF SAID SAID FEE BOOK 20200859 TO THE SOUTHWEST CORNER (SW COR.) THEREOF ALSO BEING ON THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY FOUR (24);

THENCE 500°10'09"E 1095.32 FEET ALONG SAID WESTERLY LINE TO THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TWENTY-FOUR (24);

THENCE 500°00'07"W 1315.66 FEET ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'C' CONTAINS 75.97 ACRES INCLUDING 2.49 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

