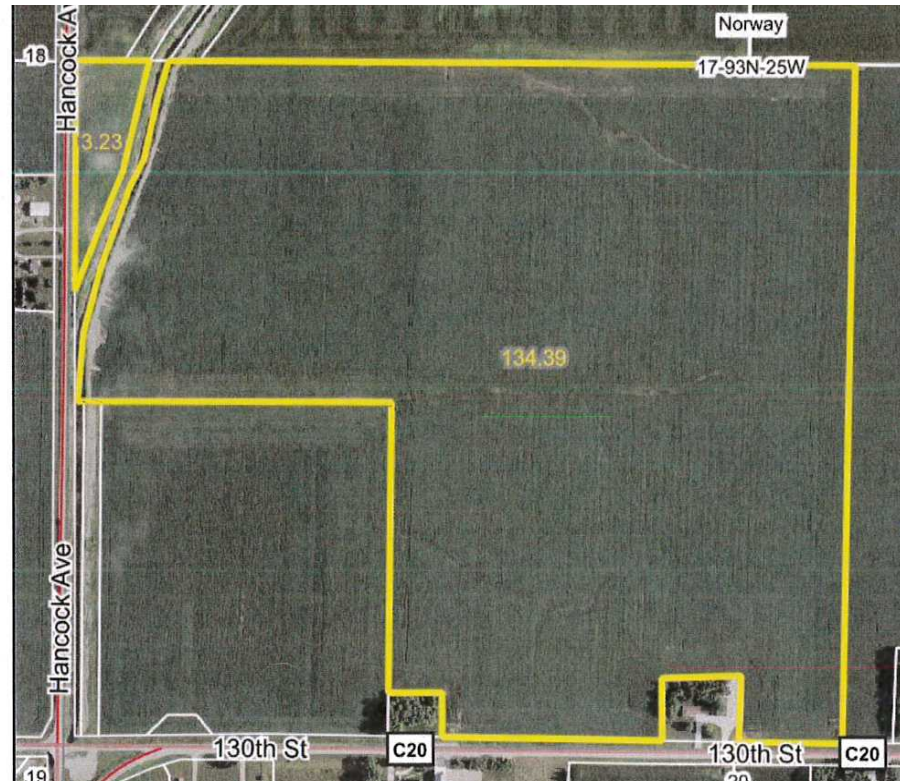


143 ACRE WRIGHT COUNTY LAND AUCTION

HELD AT THE RENWICK, IA COMMUNITY CENTER ON MAIN ST
FRIDAY JULY 15, 2022 • 10:30 AM

LOCATION OF FARM: 4 ½ miles South of Kanawha, IA on Blacktop R35 (Jackson Ave) and starts approximately 1 3/8 miles West on North side of blacktop C20 (130th St)

LEGAL DESCRIPTION: The North West Quarter (NW 1/4) of the South West Quarter (SW 1/4) and the East Half (E 1/2) of the South West Quarter (SW 1/4), except one acre in the South West Quarter (SW 1/4) of the South Easter Quarter (SE 1/4) of the South West Quarter (SW 1/4) and the West Twenty-seven (W 27) acres of the West Half (W 1/2) of the South East Quarter (SE 1/4), all in Section Seventeen (17), Township Ninety-three (93) North, Range Twenty-five (25), West of the Fifth P.M., Wright County, Iowa, EXCEPT that part of the SE 1/4 and the SW 1/4 of Section 17, Township 93 North, Range 25, West of the 5th P.M., Wright County, Iowa, described as follows: Beginning at the S 1/4 corner of said Section 17; thence N 90°00'00" W, 279.72 feet along the South line of the SW 1/4 of said Section 17; thence N 00°00'00" E, 281.00 feet; thence S 90°00'00" E, 235.00 feet parallel with the South line of the SW 1/4 of said Section 17; thence N 00°00'00" E, 25.00 feet; thence N 89°56'54" E, 66.93 feet; thence S 00°31'24" E, 305.88 feet to a point on the South line of the SE 1/4 of said Section 17; thence S 89°33'27" W, 25.00 feet along the South line of the SE 1/4 of said Section 17 to the point of beginning, containing 2.00 acres, subject to easements of record. NOTE: The South line of the SW 1/4 of said Section 17-93-25 is assumed to bear N 90°00'00" W.



GENERAL DESCRIPTION: The farm lays level to slightly rolling. A deep dredge ditch cuts off 3.23. FSA tillable at the Northwest corner of the farm. The dredge ditch does allow you to add more tile if you so desire. There are two small plots out along the South side of the farm.

FSA INFORMATION: Farm 3925 Tract 242

HEL STATUS: No HEL

WETLAND STATUS: Wetland determination not complete.

FARMLAND: Selling 143 acres.

CROPLAND: 137.62

CSRII: 79.2 by Surety

REAL ESTATE TAXES PAYABLE 2021-22: \$3,590.00

FARM LEASE: There is no farm lease for 2023.

FALL TILLAGE: The buyer may do fall tillage as soon as the crops are harvested.

SALE METHOD: The property will be sold as a 143-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.

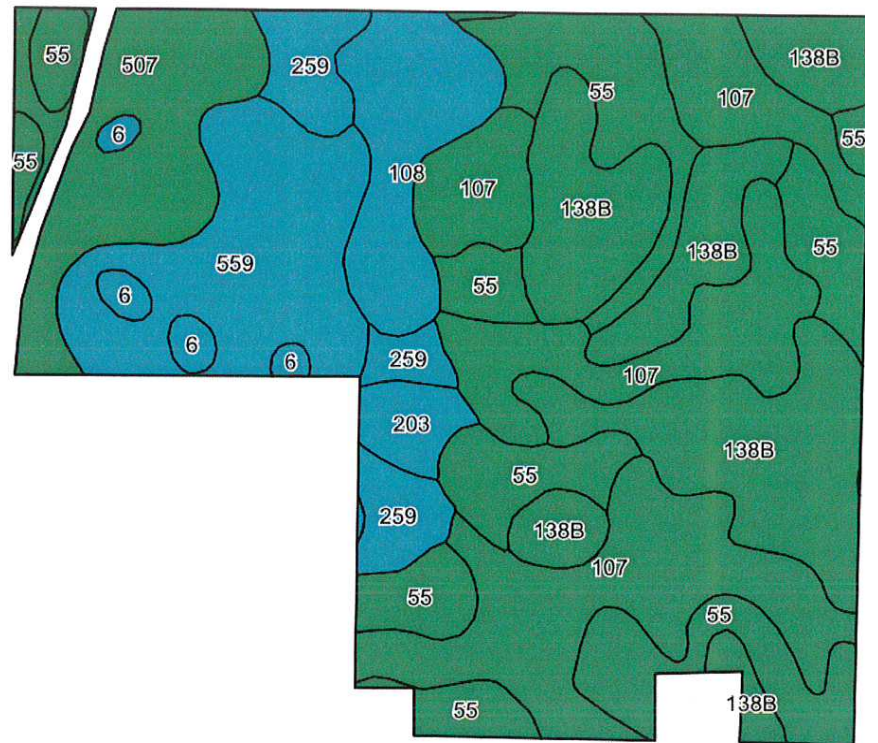
CONDITIONS: The sale is subject to all easements, covenants, leases & restrictions of record. All property is sold "AS-IS-WHERE-IS" basis with no warranties or guarantees, expressed or implied, made by the Auction company or sellers.

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 6, 2022 at the Law office of Tim Anderson, 165 East 4th St Garner, IA. Possession of the farm will be December 6, 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. And its representatives are Agents of the sellers.

SELLERS: Dorothy Eekhoff and Family



Area Symbol: IA197, Soil Area Version: 30					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	33.27	24.2%		86
138B	Clarion loam, 2 to 6 percent slopes	29.30	21.3%		89
55	Nicollet clay loam, 1 to 3 percent slopes	27.79	20.2%		89
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	15.08	11.0%		54
507	Canisteo clay loam, 0 to 2 percent slopes	12.62	9.2%		84
108	Wadena loam, 0 to 2 percent slopes	8.79	6.4%		56
259	Biscay clay loam, 0 to 2 percent slopes	6.57	4.8%		52
203	Cylinder loam, 0 to 2 percent slopes	2.34	1.7%		58
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.86	1.4%		59
Weighted Average					79.2



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