

TRACT #4

119.5 Acre Land Auction

LOCATION OF FARM: 2 miles North of Eagle Grove on Hwy 17 to 240th St., 1 ½ West on 240th on North side of road.

LEGAL DESCRIPTION: Parcel Letter "B" located in the W ½ of the SE ¼ & the SW ¼ of the NE ¼ of Sec. 8, T-91-N, R-26-W of the 5th P.M. Wright County, IA Described as follows: Beginning at the S ¼ corner of said Sec. 8; thence N 00°13'39" E 2660.66' to the center of said Sec. 8; thence continuing North 00°13'39" E 1362.05' to the NW corner of the SW ¼ of the NE ¼ of said Sec. 8; thence S 89°50'08" E 1289.16' to the NE corner of the SW ¼ of the NE ¼ of said Sec. 8; thence S 00°00'11" W 1337.87' to the NE corner of the NW ¼ of the SE ¼ of said Sec. 8; thence S 00°03'05" E 2661.95' to the SE corner of the SW ¼ of the SE ¼ of said Sec. 8; thence S 89°09'37" W 1307.58' to the point of beginning, containing 119.51 acres, inclusive of a public roadway easement of 0.99 acres & is subject to any and all other easements, be they of record or not. For this survey the W line of the SE ¼ of said Sec. 8 was assumed to bear N 00°13'39" E

GENERAL DESCRIPTION: Leveling to rolling.

FSA INFORMATION: Tract 4680 divided.

HEL STATUS: NON HEL

WETLAND STATUS: South 80 has a non wetland determination.

FARMLAND: 119.5

CROPLAND: 118.7 estimated.

CORN BASE: Not available, PLC yield 164

SOYBEAN BASE: Not available, PLC Yield 50

CSR: CSR2 82.7

REAL ESTATE TAXES PAYABLE 2022-2023: \$ 3,856.00 Taxes will be prorated to closing date.

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 119.5-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.

Contact: Eugene Ryerson

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