

SEALED BID LAND AUCTION

LINCOLN TOWNSHIP SECTION 24 WORTH CO., IA

TUESDAY, APRIL 13, 2021 ~ 1:30 PM

LOCATION: Held at Manly, IA Community Center

Top 6 registered bidders on each tract will be invited to the auction. Bids are due to Ryerson Auction & Realty, Ltd. 2761 Country Lane Circle Eagle Grove, IA by Friday April 9, 1 PM By mail, email or fax (Please call to verify written bid received)

PARCEL 1

LOCATION OF FARM: From Highway 65 at Manly, IA, 2 miles East to Raven Ave on Highway 9, farm starts ¼-mile North on East side.

LEGAL DESCRIPTION: The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) all in Section 24, Township 98 North, Range 20 West of the 5th PM, Worth County, Iowa, except a parcel of land included in the acreage. Legal Survey being done a head of auction.

FARMLAND: FSA 75.6

FSA CROPLAND: 74.65 **TAXABLE ACRES:** 73.34

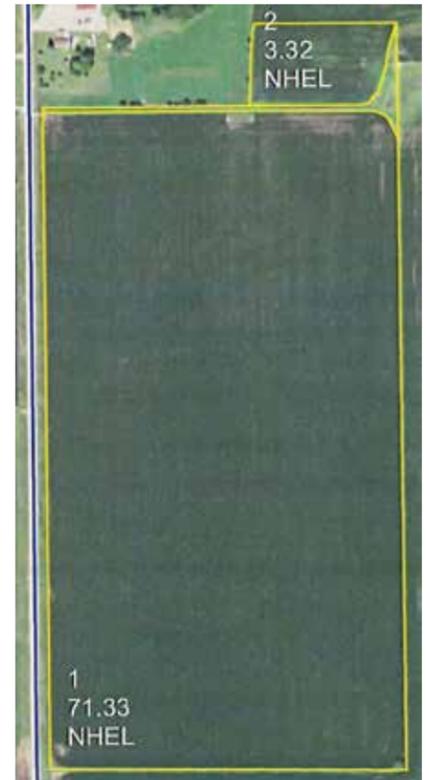
CORN BASE: 74.65

HEL STATUS: No HEL

WETLAND STATUS: Wetland determination not complete

CSR: CSR2 64.9

REAL ESTATE TAXES PAYABLE 2020-21: \$1,504.00



PARCEL 2

LOCATION OF FARM: Just North of Parcel 1

LEGAL DESCRIPTION: The North half (N ½) of the Northwest Quarter (NW ¼) of Section 24, Township 98 North, Range 20 West of the 5th PM, Worth County, Iowa, except a parcel of land included in the acreage. Legal Survey being done a head of auction.

FARMLAND: FSA 69.22

FSA CROPLAND: 60.24 **TAXABLE ACRES:** 71.1

CORN BASE: 51.75 **SOYBEAN BASE:** 64.1

This tract has approximately 8 acres of trees & waterways.

HEL STATUS: No HEL

WETLAND STATUS: Determination not complete

CSR: CSR2 64.1

REAL ESTATE TAXES PAYABLE 2020-21: \$1,392.00



General Information

TILE: 14,270 feet total of 4" tile put in both tracts in 2011, map available.

FARM LEASE: Farms are cash rented for 2021 with buyers getting all the cash rent. Call or email for info. The current farm lease runs through Feb 29, 2022 has been properly terminated in accordance to Iowa Law.

SALE METHOD: The property will be sold as 2-75 acres plus or minus tracts (subject to new survey) M/L, by the acre.

Tracts will not be combined. 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 on or before May 25, 2021 at the Law Office of GA Art Cady III Cady & Rosenberg Law Firm PLC PO Box 456 Hampton, IA 50441 641-456-2555

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: Philip & Pauline Strand Revocable Trust Land

COVID RULES WILL BE OBSERVED W/ MASKS REQUIRED.



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