

TRACT #1

58.70 Acre Land Auction

LOCATION OF FARM: NW corner of Eagle Grove next to Coop truck shop 10th St NW

LEGAL DESCRIPTION: All that part of the W ½ of the SW ¼ of Sec. 22, Township 91 N, Range 26 W of the 5th P.M., Wright County, IA, lying S of drainage ditch No. 4 and Northeasterly of the Railroad right-of-way.

GENERAL DESCRIPTION: Farm lays nearly level w/a dredge ditch as the North boundary.

FSA INFORMATION: Tract 4839

HEL STATUS: Non HEL

WETLAND STATUS: No certified wetland determination on file.

FARMLAND: 58.70

CROPLAND: 56.20

CORN BASE: 28.6 **PLC Yield:** 164

SOYBEAN BASE: 27.6 **PLC Yield:** 50

CSR: CSR2 86.3

REAL ESTATE TAXES PAYABLE 2022-2023: \$1,848.00 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 **58.7**-acre tract M/L, by the acre.

SANITARY SEWER: Along the East fence there is a City of E.G. sewer line with 5 man hole covers that are buried under the dirt.

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

SELLERS: Ted Knight Trust-First State Bank Trustee, Webster City, IA

The logo for Ryerson Auction & Realty, Ltd. is a black, stylized banner with a jagged, starburst-like top edge. The text "Ryerson Auction & Realty, Ltd." is written in a white, serif font across the banner.

Ryerson Auction & Realty, Ltd.

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