

160 ACRE WRIGHT COUNTY ESTATE LAND AUCTION

HELD AT THE TITAN CIH MACHINERY DEALERSHIP 3093
220TH STREET WILLIAMS, IOWA
JULY 19, 2018 • 10:30 A.M.

LOCATION OF FARM: From the junction of D25 (old Hwy 20) and Hwy 69 at Blairsburg, IA, 7 miles North on 69 to C70, ½ mile West on C70 to the East edge of farm on the South side of road.

LEGAL DESCRIPTION: The Northwest Quarter (NW ¼), Section Thirty-Five(35), Township Ninety (90) North, Range Twenty-Four (24) West of 5th PM, Wright County, IA.

GENERAL DESCRIPTION: This is a square farm laying nearly level to gently sloping. The farm has two wind turbines. A county tile starts in the 160 with a 8” & 10” Y in the farm.

FSA INFORMATION: Farm 1518, Tract 5571
HEL STATUS: No HEL

WETLAND STATUS: Tract does not contain a wetland, prior converted.

FARMLAND: 153.58

CROPLAND: 152.19

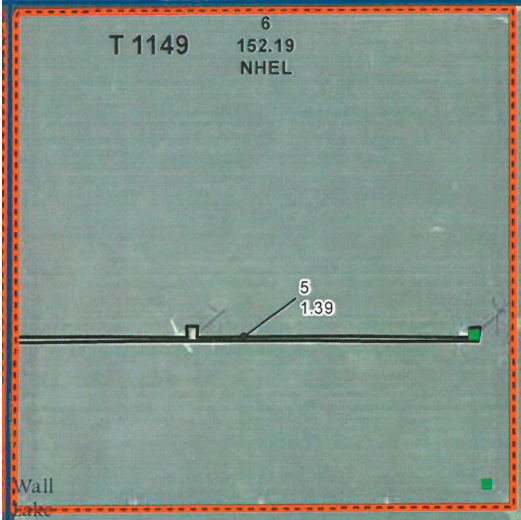
CORN BASE: 77.31 PLC yield 156

SOYBEAN BASE: 74.88 PLC Yield 43

CSR: 70.4 CSR2

REAL ESTATE TAXES PAYABLE 2017-18:
\$3,452.00

FARM LEASE: The current farm lease runs through March 1, 2019 has been properly terminated in accordance to Iowa Law.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
1507	Brownton silty clay loam, 0 to 2 percent slopes	69.95	46.0%		62	72
95	Harps clay loam, 0 to 2 percent slopes	31.51	20.7%		72	62
288	Ottosen clay loam, 1 to 3 percent slopes	26.70	17.5%		91	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.89	8.5%		59	57
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	6.62	4.3%		55	59
52B	Bode clay loam, 2 to 6 percent slopes	3.26	2.1%		91	78
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.26	0.8%		86	77
					69.4	70.4

SALE METHOD: The property will be sold as an 160 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 4, 2018 at the Law office of Don J Botorff, Webster City, IA. Possession of the farm will be December 4, 2018 subject to the existing farm lease which terminates on March 1, 2019 . The wind turbine payment made in January shall go to the buyer. 2018 cash rent payments paid to seller shall stay with the seller.

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: Virginia M Krieger Estate, Richard K. Williams Executor



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