

TRACT #3

81.47 Acre Land Auction

LOCATION OF FARM: Approximately 3 miles North of Goldfield, IA on Calhoun Ave.

LEGAL DESCRIPTION: The S ½ of tract 2 and all of tract 3 of the SW ¼ of Sec. 16, Township 92 N, Range 26 W of the 5th P.M., IA as shown on survey plat filed May 19, 1986, of record in survey Book 2, Page 17, "Liberty Township".

GENERAL DESCRIPTION: Level to slightly rolling.

FSA INFORMATION: Tract 4840

HEL STATUS: Non HEL

WETLAND STATUS: No wetlands, certified wetland determination on file. Oct 4, 2006

FARMLAND: 81.47

CROPLAND: 79.71

CORN BASE: 40.3 **PLC Yield:** 164

SOYBEAN BASE: 39.4 **PLC Yield:** 50

CSR: CSR2 82.8

REAL ESTATE TAXES PAYABLE 2022-2023: \$2,604.00 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 **81.47**-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

The logo for Ryerson Auction & Realty, Ltd. features the company name in a bold, white, sans-serif font. The text is centered within a black, horizontally-oriented shape that has a jagged, starburst-like top edge and a slightly irregular bottom edge, resembling a stylized banner or a piece of land. The background of the logo is solid black.

Ryerson Auction & Realty, Ltd.

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