

579
ACRES

5 PARCEL WRIGHT CO., IA FARM LAND AUCTION

Auction Held at Eagle Grove Memorial Hall • 200 S Park, Eagle Grove, IA, 2 Blocks East of Casey's

Wednesday March 29, 2023 1:00 P.M.

Blizzard Date: Thursday March 30, 2023 1:00 P.M.

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TRACT #1 58.70 ACRES M/L

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. **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.

TRACT #2 182.05 ACRES M/L

LOCATION OF FARM: One & half miles Southwest of Eagle Grove on 280th, turn off Hwy 17 on SW 9th St & follow road around to the South.

LEGAL DESCRIPTION: All that part of the NE ¼ of the NW ¼ of Sec. 33, lying S of the RR right of way, Township 91 North, Range 25 W of the 5th P.M., Wright Co, IA & That part of the SW ¼ of Sec. 33, T-91-N, R-26-W of the 5th PM, Wright Co, IA being more particularly described as follows: Beginning at the S ¼ corner of said Sec. 33; thence N 90°00'W, 397.2' along the S line of the SW ¼ of said Sec. 33; thence N 3°32'45" E., 335.9'; thence N 89°52'49"W, 114.1'; thence S. 0°58'33"W., 89.37'; thence S 88°48'57"W., 351.75'; thence N 1°03'32"W., 245.4'; thence N 89°19'08"W., 426.9'; thence. N. 27°24'48"W., 131.45'; thence N 89°55'53"W., 314.15'; thence N 1°41'21"W., 215.8'; thence N. 89°34'31"W., 222.7'; thence N. 16°24'51"W, 468.55 ' ; thence N. 26°53'33"W., 644.95'; thence N 47°52'21" W., 425.5' thence N 21°03'37" W., 87.3'; thence N 3°30' E, 179.7'; thence N 37°23'07"E., 275.45'; thence N 89°44'41"E. 2468.02', along the N line of the SW ¼ of said Sec. 33, to the Center of said Sec. 33; thence S 0°04'51"E., 2624.48', along the E line of the SW ¼ of said Sec. 33, to the point of beginning, subject to hwy. right of way of record, & Lot 3, in the NW ¼ NE ¼ of said Sec. 33, and Lot 5 in the SW ¼ NE ¼ of said Sec. 33, and all that part of the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of said Sec. 33 lying S of the RR right of way, containing a total of 182.05 acres, more or less.

GENERAL DESCRIPTION: A level to slightly rolling farm. **FSA INFORMATION:** Tract 4682

HEL STATUS: Non HEL **WETLAND STATUS:** No certified wetland determination on file. **FARMLAND:** 182.05; **CROPLAND:** 179.13, tenant has not farmed approximately 6.34 acres of the 179.13 cropland. **CORN BASE:** 90.6 PLC Yield: 164; **SOYBEAN BASE:** 87.6 PLC Yield: 50;

CSR: CSR2 83.7; **REAL ESTATE TAXES PAYABLE 2022-2023:** \$5,848.00 Taxes will be prorated to closing date. **SALE METHOD:** The property will be sold as a 182.05-acre tract M/L, by the acre.

TRACT #3 81.47 ACRES M/L

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. **SALE METHOD:** The property will be sold as a 81.47-acre tract M/L, by the acre.

TRACT #4 119.5 ACRES M/L

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; t hence 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. **SALE METHOD:** The property will be sold as a 119.5-acre tract M/L, by the acre.

TRACT #5 137.45 ACRES M/L

LOCATION OF FARM: 2 miles North of Eagle Grove on Hwy 17 to 240th St., 2 ¼ West to Buchanan Ave, ¾ North follow road around curve.

LEGAL DESCRIPTION: Parcel letter "D" located in the SE ¼ of the SW ¼ & the SW ¼ of the SE ¼ of Sec. 5 & the N ½ of the NW ¼ & the NW ¼ of the NE ¼ of Sec. 8, all in T-91-N, R-26-W of the 5th P.M., Wright Co, IA described as follows: Beginning at the NW corner of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 89°21'55" E 651.39' to the NW corner of the NE ¼ of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 00°14'48" W 1314.90' to the NW corner of the NE ¼ of the SE ¼ of the SW ¼ of said Sec. 5; Thence S 89°59'03" E 680.74' to the NW corner of the SW ¼ of the SE ¼ of said Sec. 5; Thence continuing S 89°59'03" E 1308.53' to the NE corner of the SW ¼ of the SE ¼ of said Sec. 5; Thence S 00°00'06" E 1304.19' to the NE corner of the NW ¼ of the NE ¼ of said Sec. 8; Thence S 00°00'11" W 1306.83' to the SE corner of the NW ¼ of the NE ¼ of said Sec 8; Thence North 89°50'08" W 1289.16' to the SW corner of the NW ¼ of the NE ¼ of said Sec. 8; Thence S 88°29'20" W 1276.15' to the SW corner of the NE ¼ of the NW ¼ of said Sec. 8; Thence continuing S 88°29'20" W 282.47' on the S line of the NW ¼ of the NW ¼ of said Sec. 8 to a point on the County road centerline; Thence N 26°20'24" E 412.13' on said road centerline; Thence S 69°10'28" E 183.77'; Thence S 89°37'04" E 184.13'; Thence N 00°31'34" W 271.87'; Thence S 89°11'18" W 283.82' to a point on the W line of the NE ¼ of the NW ¼ of said Sec. 8; Thence N 03°02'24" W 757.32' on said W line to the point of beginning, containing 137.45 acres, inclusive of a public roadway easement of 2.38 acres and is subject to any & all other easements, be they of record or not. For this survey the N line of the NE ¼ of the NW ¼ of said Sec. 8 was assumed to bear N 89°21'55" E.

GENERAL DESCRIPTION: Level to rolling, farm has been attached to Tract 4 but is surveyed separately for auction. A 1.68 acre grove has been sold off.

FSA INFORMATION: Tract 4680 divided. **HEL STATUS:** NON HEL; **WETLAND STATUS:** No certified wetland determination on file.

FARMLAND: 137.45; **CROPLAND:** Approximately 133, FSA figures not available due to splitting farm. **CORN BASE:** Not available, PLC yield 164; **SOY-BEAN BASE:** Not available, PLC yield 50.

CSR: CSR2 81.3/ **REAL ESTATE TAXES PAYABLE 2022-2023:** \$ 4,420.00 Less 1.85 Acres that will be pro-rated at closing. **SALE METHOD:** The property will be sold as a 137.45-acre tract M/L, by the acre.

FARM LEASE: The current farm lease runs through Feb 28, 2024, has been properly terminated in accordance to Iowa Law.

SALE METHOD: The property's will be sold by the acre, starting with Tract #1. 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 Trustee.

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 & POSSESSION: 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 May 22nd for Tract 1 & 2 and closings on May 24th for Tracts 3, 4 & 5 at **Kersten Hendricks PLLC with Colin Hendricks, attorney in Fort Dodge, IA.** Possession of the farm will be upon closing subject to the existing farm lease which terminates on March 1, 2024. **Buyer will receive all the cash rent for 2023 crop year at closing.**

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. **Online Bidding:** Register with proxibid **AGENCY:** Ryerson Auction & Realty Ltd. And its representatives are Agents of the sellers.

**Sellers: Ted Knight Trust -
First State Bank Trustee
Webster City, IA • Colin Hendricks, Attorney**

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