

TRACT #2

182.05 Acre Land Auction

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 N89°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 N89°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.

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 **182.05**-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 white, serif font inside a black, stylized banner with a starburst effect at the top center.

Ryerson Auction & Realty, Ltd.

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