

300 ACRE WRIGHT COUNTY LAND AUCTION

HELD AT HEARTLAND MUSEUM

HWY 3 WEST CLARION, IA (119 9TH ST SOUTHWEST)

TUESDAY DECEMBER 3, 2019 • 1:30 PM

LOCATION OF FARM: 5 miles East of Clarion, IA on Hwy 3, 2 miles South on Hwy 69, approximately ½ mile East (starts East of railroad on North side) on 240th.

LEGAL DESCRIPTION: The South ½ of the Northeast ¼ & the Southeast ¼ (except the railroad right of way) and that part of the East ½ of the Southwest ¼ lying North of railroad right of way, all in Section 12, Township 91 N, Range 24 West of the 5th P.M., Wright County, IA

FSA INFORMATION: Tract #2139

HEL STATUS: Non Hel

WETLAND STATUS: Prior converted or non-wetland status.

CROPLAND: 295.3

CORN BASE: 212.41

SOYBEAN BASE: 80.85

CSR: CSR2 By Surety 84.5

REAL ESTATE TAXES PAYABLE: \$ 9,020.00 for the year 2019-2020, taxes will be prorated to closing date.

FARM LEASE: There is no lease for crop year 2020

SALE METHOD: The property will be sold as a 300 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.

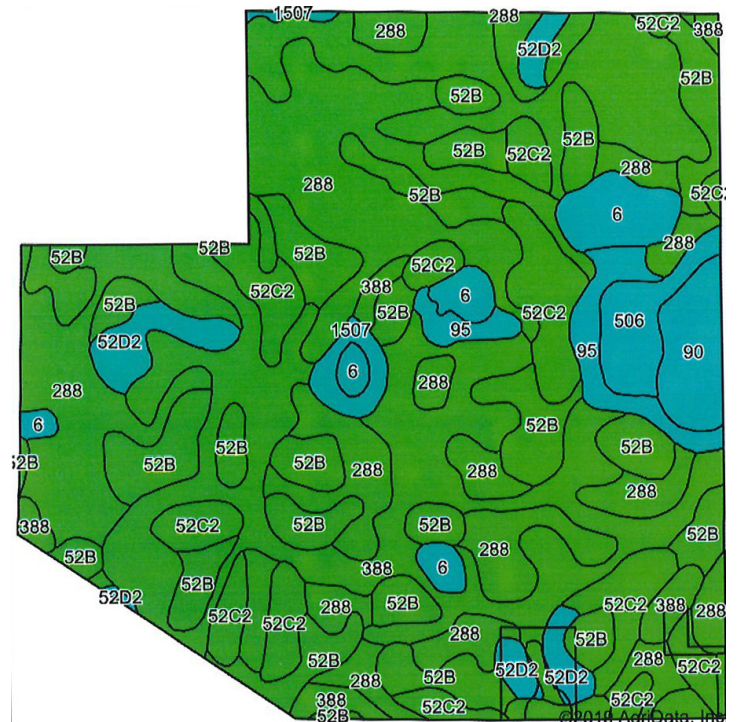
CONDITIONS: The sale is subject to all easements, covenants, leases & restrictions of record. All property is sold "AS-IS-WHERE-IS" basis with no warranties or guarantees, expressed or implied, made by the Auction company or sellers.

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 27, 2019 at the Law office of Richard Bordwell Clarion, IA. Possession of the farm will be at time of 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.

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

SELLERS: Woodley Heritage Trust



Area Symbol: IA197. Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR
388	Kossuth silty clay loam, 0 to 2 percent slopes	83.16	28.1%		86	77
288	Ottosen clay loam, 1 to 3 percent slopes	81.46	27.5%		91	84
52B	Bode clay loam, 2 to 6 percent slopes	55.54	18.8%		91	78
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	32.02	10.8%		82	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.09	3.4%		59	57
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	9.23	3.1%		56	52
95	Harps clay loam, 0 to 2 percent slopes	7.46	2.5%		72	62
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	6.52	2.2%		55	59
506	Wacousta silty clay loam, 0 to 1 percent slopes	5.87	2.0%		74	74
1507	Brownston silty clay loam, 0 to 2 percent slopes	3.28	1.1%		62	72
201B	Coland-Terril complex, 1 to 5 percent slopes	1.43	0.5%		80	63
27B	Terril loam, 2 to 6 percent slopes	0.09	0.0%		87	80
					84.5	75.1



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