

SEALED BID LAND AUCTION

Lincoln Township Section 24 Worth Co., IA

Parcel 2

Acres: 74.46

Bid amount per acre \$ _____

BID DEADLINE: Friday April 9, 1 PM

By mail, email or fax (Please call to verify written bid received)

NAME: _____

ADDRESS: _____

Street

City/State/Zip code

CELL PHONE: () _____ RESIDENTIAL () _____

EMAIL ADDRESS: _____

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

SELLERS: Philip & Pauline Strand Revocable Trust Land

PARCEL 'B' DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'B' BEING PART OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24-T98N-R20W OF THE 5TH P.M. WORTH COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE NORTHWEST CORNER (NW COR.) OF SAID SECTION TWENTY-FOUR (24);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°55'49"E 2650.48 FEET ALONG THE NORTHERLY LINE OF NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION TWENTY-FOUR (24);

THENCE S00°01'10"W 1320.69 FEET ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE SOUTHEAST CORNER (SE COR.) NORTH ONE-HALF (N 1/2) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE S89°53'42"W 1854.12 FEET ALONG THE SOUTHERLY LINE OF THE NORTH ONE-HALF (N 1/2) NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24) TO THE EASTERLY LINE AS DESCRIBED IN FEE BOOK 20200859 WHICH IS ON FILE AT THE WORTH COUNTY RECORDER'S OFFICE;

THENCE N00°10'09"W (SOUTH) 323.89 FEET ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER (NE COR.) OF SAID FEE BOOK 20200859;

THENCE S89°49'51"W 792.00 FEET (DUE EAST 792 FEET) ALONG THE NORTHERLY LINE OF SAID SAID FEE BOOK 20200859 TO THE NORTHWEST CORNER (NW COR.) THEREOF ALSO BEING ON THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-FOUR (24);

THENCE N00°10'09"W 999.32 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'B' CONTAINS 74.46 ACRES INCLUDING 2.99 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.



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