CRAWFORD COUNTY, IOWA FARMLAND

To Be Sold At
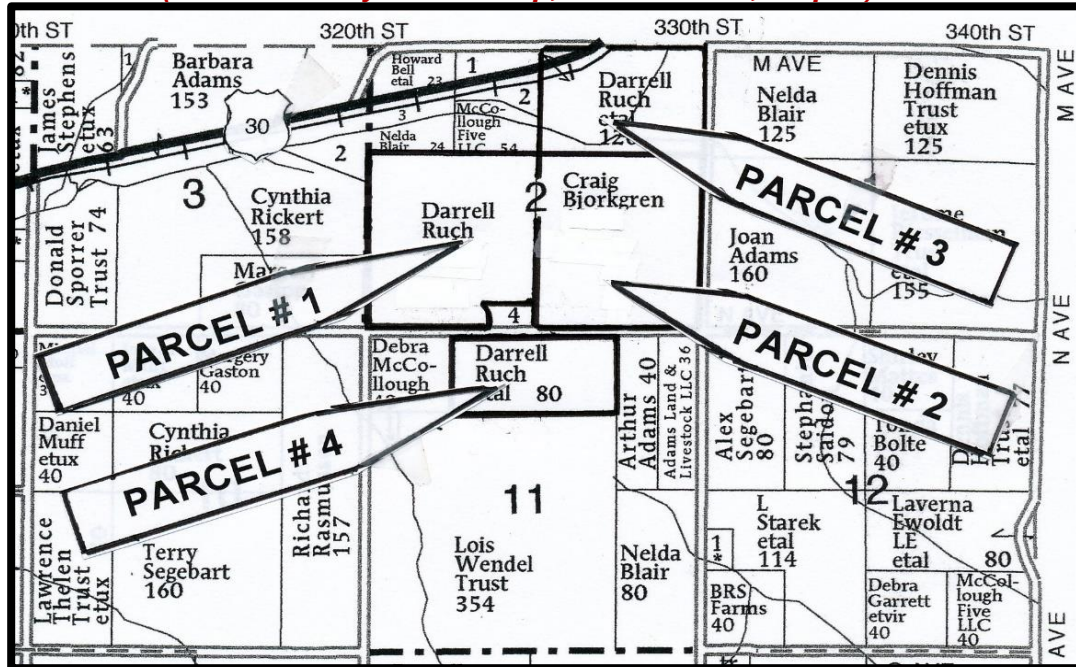
PUBLIC AUCTION

Monday, September 27, 2021   at: 10:00 A.M.

▶**Sale to be held at the Vail Community Building in Vail, Iowa**◀

Farms are located from Vail, IA. Approx. 1 1/4 mile West on Hwy.#30, 1/4 - 1/2 South on 330th Street OR From Denison, IA., 5 miles East on Hwy. #30, 1/4 – 1/2 Mile South on 330th Street.

(Pt. of East Boyer Township, Crawford Co., IA. plat)

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Live Simulcast Internet Bidding will be available. To Register to Bid, **AT LEAST 24 HRS. PRIOR TO THE AUCTION**, visit our website and/or Contact the Auctioneers.

AUCTIONEER'S NOTE

This sale affords an outstanding opportunity to acquire productive, well located Crawford County, IA. farmland that would make a solid addition to an existing operation or Ideal Investor – Income properties.

LEGAL DESCRIPTIONS

PARCEL # 1: SW 1/4, Except Lot 1, Section 2, T83N, R38W of 5th P.M., (East Boyer Twp.) Crawford County, Iowa
PARCEL # 2: SE 1/4 , Section 2, T83N, R38W of 5th P.M. (East Boyer Twp.), Crawford County, Iowa
PARCEL # 3: NE 1/4, EX. RR & Hwy.#30, Section 2, T83N, R38W of 5th P.M. (East Boyer Twp), Crawford County, Iowa
PARCEL # 4: NE1/4 NW1/4 & NW1/4 NE1/4, Section 11, T83N, R38W of 5th P.M.,(East Boyer Twp.), Crawford County, Iowa.
(**NOTE:** Complete legal descriptions available from Auctioneers).

GENERAL DESCRIPTION & METHOD OF SALE

These farm parcels are being sold on the basis of the actual FSA Cropland Acres.
(High $ per acre bid X FSA cropland acres)

PARCEL # 1: 150.81 Taxable acres and offered on the basis of **144.71 FSA Cropland Acres**. Corn Base of 56.68 with PLC yield index of 190; Soybean Base of 45.86 with yield index of 47. Enrolled in ARC-CO.
RE Taxes: $ 4,884./yr. **CSR2 of 82.9.**

PARCEL # 2: 156 Taxable acres and offered on the basis of **153.11 FSA Cropland Acres**. Corn Base of 91.42 with PLC yield index of 191; Soybean base of 53.89 with yield index of 47.Enrolled in ARC-CO.RE taxes: $ 4,852./yr. **CSR2 of 78.1**

PARCEL # 3: 106.23 Taxable acres and offered on the basis of **91.77 FSA Cropland Acres** of which 8.87 acres are enrolled in a CRP program @ $ 371.59/acre ($ 3,296./yr.) and the CRP contract expires of 09/30/2025. Corn Base: 45.87 with PLC yield index of 190; Soybean Base: 34.69 with yield index of 55; Oat Base: 2.34 w/yield index of 63. Enrolled in ARC-CO. RE Taxes: $ 3,212./yr. **CSR2 of 82.4.**

PARCEL # 4: 79 Taxable acres and offered on the basis of **70.48 FSA Cropland Acres**. Corn Base of 42.08 with PLC yield index of 191; Soybean Base: 24.81 with yield index of 47. Enrolled in ARC-CO.
RE Taxes: $ 2,220./yr. **CSR2 of 74.4.**

PARCEL # 1 AND PARCEL # 2 will be offered as choice. The successful bidder may select Parcel # 1, Parcel # 2, or both parcels. In the event the successful high bidder selects both parcels, the sale of Parcels # 1 and # 2 will be over. In the event the successful high bidder selects one parcel, the remaining parcel will then be offered. After the sale of Parcel # 1 & Parcel # 2; Parcel # 3 & # 4 will then be offered.

TERMS OF SALES

Purchaser(s) shall pay 20% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before December 10, 2021. Possession given upon closing, subject to the current 2021 which expires on March 1, 2022. There are no Buyer contingencies of any kind – all potential bidders are to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this sale. Any announcements made day of sale will supersede any advertising.

Darrell L. Ruch; Scott K. Ruch; Tracie A. Muesing; Craig A. Bjorkgren and Lynn M. Bjorkgren Revocable Living Trust; Owners

Attorney for Owners:
Adam Ullrich of Reimer, Lohmann, Reitz, Sailer & Ullrich Law Office; Denison, Iowa

Sale Arranged & Conducted By:

Green Real Estate & Auction Co.

Mike Green & Jim Green, Auctioneers
Sac City, IA., ph. 712-662-4442

website: www.greenrealestate-auction.com