

WEBSTER COUNTY, IOWA FARMLAND

To Be Sold At

PUBLIC AUCTION

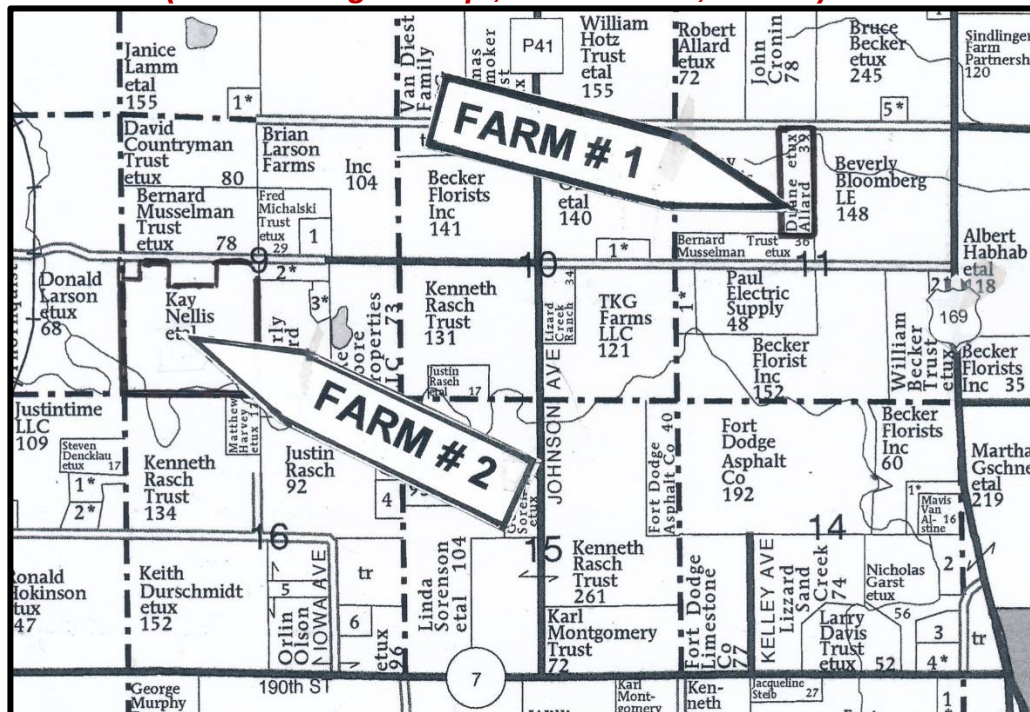
Friday, November 19, 2021

at: 10:00 A.M.

► Sale to be conducted at the Lizard Creek Ranch at 1762 Johnson Avenue, Fort Dodge, Iowa ◄

FARM # 1 is located from Intersection of #169 & Hwy. #7 (NW corner of Ft. Dodge), 2 miles North on #169, 1/2 mile West on 170th Street. **FARM # 2** is located at 1828 175th St., Fort Dodge, IA. From Fort Dodge, IA (Intersection of #169 & Hwy. #7), 1 1/2 miles West on Hwy. #7, 1 1/2 miles North on P41, 1 mile West on 175th Street. (OR 1 mile West of Lizard Creek Ranch)

(Part of Douglas Twp., Webster Co., IA Plat)



FARM # 1:



FARM # 2:



FARM # 1

LEGAL DESCRIPTION: The East 1/3 of the North 3/4 of the Northwest Quarter of Section Eleven (11), Township Eighty-nine (89) North, Range Twenty-nine (29) West of the 5th P.M., Webster County, Iowa

GENERAL DESCRIPTION: Farm # 1 will be offered as a bare 40 acre, more or less, parcel, which is basically all tillable, except for normal roadway easement. **FSA DATA:** Cropland: 39.49; Corn Base: 19.80 w/PLC yield index of 180; Soybean Base: 19.69 with yield index of 48. **Surety Digital Soil Service indicates CSR2 of 85.4**

FARM # 2

LEGAL DESCRIPTION: The SW 1/4 , Except parts, all in Section 9, Township 89 North, Range 29 West of the 5th P.M., Webster County, Iowa. (Full legal description available from Auctioneers)

GENERAL DESCRIPTION: Farm # 2 will be offered as a bare 144.65 acre parcel. This farm includes a mix of active cropland, acres enrolled in CRP, along with scenic Timber and Riverland.

FSA DATA: Cropland: 106.80 of which 29.77 acres are enrolled in CRP programs. Effective (Active) Cropland of 77.03; Corn Base: 51.40 with yield index of 131; Soybean Base: 25.63 w/yield index of 39. **CRP:** A total of 29.77 acres with current annual payment of \$ 6,036./year. Surety Digital Soil Service indicates CSR2 for cropland of 56.5. The balance of this farm includes Timber & River Land and is an **Outdoor Person's Dream**. Also, with enjoying a great location, could be some great potential for development!

TERMS OF SALES

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance on or before December 28, 2021. Possession given upon closing, subject to the 2021 farm lease which will expire on March 1, 2022. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising.

AUCTIONEER'S NOTE

These sales afford an Outstanding Rare Opportunity to Acquire good quality Webster County farmland that would make a solid addition to an existing operation or an Ideal Investor – Income type property AND/OR A great combination crop & recreational type of farm with a good located being very close to Fort Dodge.

SIMULCAST INTERNET BIDDING

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

Duane Allard Estate and Kay M. Nellis, Owners

Executors of the Estate: Kathleen Daniel and Sandra Wafful

Attorney for Sellers:

Colin L. Hendricks and Steven W. Hendricks, Fort Dodge, IA.

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