

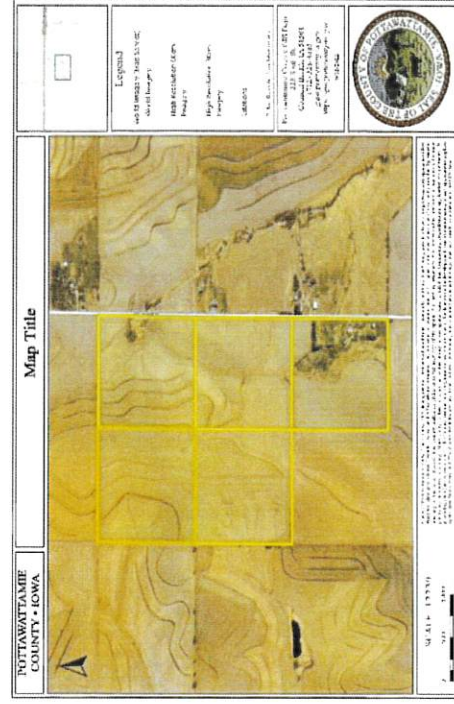
LAND AUCTION-2 TRACTS

POTT. COUNTY IOWA*267.04 ACRES +/-

Friday November 18th, 2022 @ 10:00AM

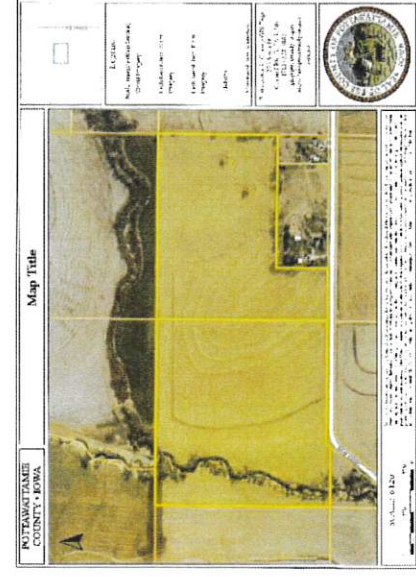
Auction Location: Treynor Comm. Center-11 W. Main St, Treynor IA.

Robert C. Volz Trust – Owner



TRACT #1 INFORMATION

FSA Farm #: 1280
 FSA Tract #: 1260
 Net Taxable Acres: 197.2
 Net Taxes: \$8646.00
 FSA Farmland Acres: 196.71
 FSA Cropland Acres: 180.59
 CSR2: 77.9



TRACT #2 INFORMATION

FSA Farm #: 5756 & 2073
 FSA Tract #: 2476 & 2475
 Net Taxable Acres: 69.84
 Net Taxes: \$2206.00
 FSA Farmland Acres: 69.61 est.
 FSA Cropland Acres: 65.80 est.
 CSR2: 67.55

Terms & Conditions:

Auction Method: Parcels will be sold on a per acre basis multiplied by the Net Taxable Acres of 197.2 acres for Tract 1 and 69.84 acres for Tract 2 to determine the contract price.

Earnest Deposit: A Deposit equal to 10% of the Final Contract price on the day of the auction is required, with the balance due at closing. Earnest deposit will be held in the Trust Account of Ambassador Title Services.

Purchase Agreement: The successful bidder will execute a purchase agreement immediately after being declared the winning bidder by the Auctioneer. The Purchase Agreement will offer **NO** contingencies for financing, property condition, or any other alterations to the agreement.

Closing: Closing date will be on or before December 16th, 2022. The closing will be conducted by Ambassador Title Services, with the cost split 50/50 between the Buyer and the Seller.

Possession: Possession will be given at closing once all funds have been received and all documents have been recorded, subject to tenant's rights through February 28th, 2023. Full possession will be given on March 1, 2023.

Lease: The lease for 2023 has been terminated and all rents for 2022 will be paid to the Seller.

Taxes: Taxes will be prorated to the date of closing.

Easements: Sale is subject to all Easements and Right of Ways of records.

Title: Sellers will provide an updated Abstract to the Buyers attorney.

Agency: Menke Auction & Realty are acting as Agents of the Seller.

Announcements: Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition, and to research any information to their own satisfaction. Any announcements made the day of the auction take precedence over all printed material. Bidding increments are solely at the discretion of the Auctioneer.

All decisions of the Auctioneer will be final

www.Menke-Auction.com



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Rick Grote - Auctioneer