**Sale Location:** Deloit Community Center, 320 Maple Street, Deloit, Iowa

**Property Location:** 3½ miles northeast of Deloit, Iowa on M40, 1¾ miles east on F Avenue, then ¼ mile south on 320th Street.

**Legal Description:** The South Half of the Northwest Quarter (S½ NW¼) & the West Half of the Southwest Quarter (W½ SW¼) of Section Thirty-five (35), Township Eighty-five (85) North, Range Thirty-eight (38), West of the 5th P.M., Crawford County, Iowa EXCEPT a 5 acre parcel in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) & the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 35.

**Surety/AgriData Avg. CSR2:** 72.7

**Surety/AgriData Avg. CSR1:** 59.2

**Soils:** Marshall, Judson-Ackmore-Colo & Burchard

**Real Estate Taxes:** $4,052

**FSA information:**
Cropland Acres: 137.56 ac.
Corn Base: 70.78 ac. PLC Yield: 166 bu.
Soybean Base: 66.78 ac. PLC Yield: 48 bu.

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For more information call Travis Johnson 712-330-5345 or Ben Hollesen 712-253-5779.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before July 15, 2020. Real estate taxes to be prorated to June 30, 2020. Buyer to receive 100% of 2020 cash rent and wind lease payments. Buyer possession at closing, subject to tenant’s rights of the current lease. All final bids are subject to seller approval.

**Martin H. Augustin Residuary Trust & Phyllis A. Abel Family Trust dated 9/4/15, Owners**

**Attorney:** Earl H. Maahs • Maahs & Walleck Law Firm • Spirit Lake, IA

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