

LAND AUCTION

Wednesday, November 28, 2018 at 10:00 A.M.

369.9 Acres m/l - 4 Tracts Pocahontas County, IA



Sale Location: Knights of Columbus Hall, 105 N. Main Street, Fonda, Iowa

Method of Sale: Successful bidder will have choice of tracts 1, 2, 3 and/or 4.

Tract 1 - 41 Acres ^{More or Less} **Dover Township, Pocahontas County, IA**

Location: 1 mile east of Fonda, IA on Highway 7, 2 miles north on 150th Avenue, 1 mile east on 600th Street and 2 miles north on 160th Avenue.

Legal Description: The Southeast Quarter (SE¼), Section Thirty-six (36), Township Ninety-one (91) North, Range Thirty-four (34). West of the 5th P.M., Pocahontas County, Iowa except the North One Hundred and Twelve (112) acres thereof and the acreage site.



Surety/AgriData Avg. CSR2: 87.1
Surety/AgriData Avg. CSRI: 81.6
Primary Soils: Webster, Nicollet, Clarion & Canisteo
Annual Real Estate Taxes: \$1,265 (estimated)

FSA Information (combined with adjacent tract):
Cropland Acres: 43.3 ac.
Corn Base: 23.1 ac. PLC Yield: 149 bu.
Soybean Base: 18.7 ac. PLC Yield: 47 bu.

Tract 2 - 40 Acres ^{More or Less} **Cedar Township, Pocahontas County, IA**

Location: 1 mile east of Fonda, IA on Highway 7, 2 miles north on 150th Avenue, 1 mile east on 600th Street and 1/2 mile north on 160th Avenue.

Tract 2 Legal Description: The Southeast Quarter of the Northeast Quarter (SE¼ NE¼) Section Twelve (12), Township Ninety (90) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.



Surety/AgriData Avg. CSR2: 81.9
Surety/AgriData Avg. CSRI: 74.5
Primary Soils: Canisteo, Webster, Clarion & Knoke
Annual Real Estate Taxes: \$1,130

FSA Information:
Cropland Acres: 38.93 acres
Corn Base: 20.3 ac. PLC Yield: 149 bu.
Soybean Base: 16.5 ac. PLC Yield: 47 bu.

See reverse side for information on Tracts 3 & 4.



Location of Tracts 3 & 4: 1½ miles north of Fonda, IA on I40th St.

Tract 3 - 169.27 Surveyed Acres

Cedar Township, Pocahontas County, IA

Legal Description: Part of the South Half of the Southwest Quarter (Pt. S½ SW¼), Section Eleven (11) & Part of the North Half (Pt. N½), Section Fourteen (14), both in Township Ninety (90) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, IA. Exact legal to be taken from survey.

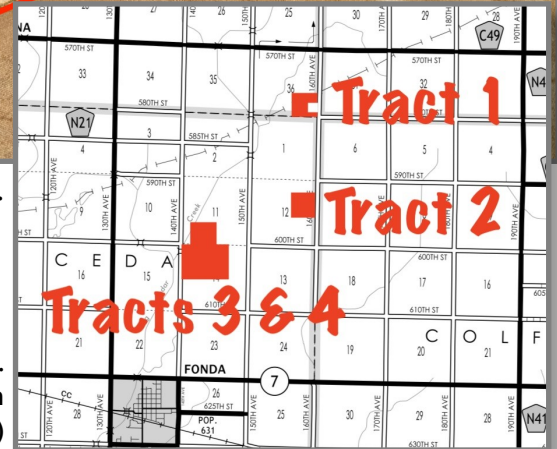
Surety/AgriData Avg. CSR2: 72.1

Surety/AgriData Avg. CSRI: 70.9

Primary Soils: Talcot, Canisteo, Okoboji, Nicollet, Clarion, Coland, Webster & Harps

Annual Real Estate Taxes: \$4,282 (est.)

Annual Wind Tower Payment: \$8,700 or \$4,350 per tower (est.)



Tract 3 CRP Acres: 3.24 acres

Annual Contract Payment: \$748

Contract Expiration Date: 9/30/2021

Combined FSA Information for Tracts 3 & 4:

Cropland Acres: 277.56 ac. (including 3.24 acres CRP)

Corn Base: 137.67 ac. PLC Yield: 157 bu.

Tract 4 - 119.62 Surveyed Acres Cedar Twp, Pocahontas County, IA

Legal Description: Part of the North Half (Pt. N½), Section Fourteen (14), Township Ninety (90) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 77.9

Surety/AgriData Avg. CSRI: 70.3

Primary Soils: Canisteo, Clarion, Nicollet, Wadena & Webster

Annual Real Estate Taxes: \$3,212 est.

Annual Wind Tower Payment: \$4,350 est.

For more information call Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 15, 2019. Real estate taxes to be prorated to December 31, 2018. All tracts have open leases for 2019 crop season. Tracts 3 & 4 to be surveyed prior to auction. Buyer(s) of Tracts 3 & 4 to receive 100% of January 2019 wind tower payments. All final bids are subject to seller approval.

**Bernard & Eleanor Lampe Estate, Steve Lampe,
Richard Lampe, Marlene Cimpl, David Lampe Estate,
and James & Eileen Horner, Owners**

Auctioneers: Ben Hollesen 712-253-5779 and Clinton Jones 712-363-3522

Attorneys: Donald Winkler & Neven Conrad • Winkler & Conrad Law Office • Laurens, IA

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