

FARMLAND AUCTION

160 Acres M/L

Friday, July 19, 2019 @ 10:00 am

Directions: North of Kalona 1 mile on Hwy 1 to 110th St then West 1 mile.

Tract #1 & 2 will be sold at 110th St Location.

Tract #1 consists of 72.64 acres M/L of highly productive farmland. Well kept up farmland with an average CSR of 84. Soil types include Bremer, Nevin, Wiota, Koszta, Otley & Mahaska. Taxes for 2017 were \$2,290.

Directions: From Kalona take Hwy 22 West 1 mile to Kola Ave then North 1/4 mile.

Tract #2 consists of 18.37 acres M/L of highly productive farmland which may have the possibility of future development. Very fertile farmland with an average CSR of 88. Soil types include Watkins, Koszta, Tuskeego & Bremer. Taxes for 2017 were \$600. This tract, and this tract only is subject to a Right of First Refusal held by a neighbor (see website for more info).

Friday, July 19, 2019 @ 1:00 pm

Directions: From Wellman take Ginkgo Ave South 2 3/4 miles.

Tract #3 consists of 68 acres M/L of very highly productive, fertile, prairie farmland. Well kept up farmland with an average CSR of 84. Soil types include Taintor & Mahaska. Taxes for 2017 were \$2,246.

Terms for all tracts: Tracts will be selling lump sum. Buyer must have pre-approved financing, 10% down day of sale with signing of a purchase agreement. Balance to be paid in full at closing September 27, 2019 at which time the deed and abstract will be delivered and possession will be given. Taxes to be prorated to the date of closing. There is no proration of existing rent, buyer takes subject to existing farm tenants rights to March 1, 2020. Not responsible for the accuracy of all information. It is the buyer's responsibility to verify information. View website for Legal Descriptions and more information.

Owner: Allie L. Guengerich Revocable Trust

Trustees: Galen & Lowell Guengerich

Sellers' Attorney: Michael J. Brenneman

Yoder Auction Service

www.yoderauctionservice.com

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