

CARROLL COUNTY LAND AUCTION

**150 acres M/L in Union Township
Friday, March 18 @ 10:00 A.M.**

Sale to be held at Burr Oak Center, 1436 Hwy 141, Coon Rapids, IA

Location of farm: 2 miles East of Coon Rapids on Hwy 141; 1 mile North on Grant Ave

Legal Description: SE $\frac{1}{4}$ SE $\frac{1}{4}$ EXC Lot 1 of Section 36 T82N, R33W, Union Township, Carroll County, IA

Method of Sale: Farm will be offered on the basis of 150 acres more or less and will be sold in one parcel. Real estate taxes are \$4328.34



FSA Facts & Figures:

DCP Cropland 146.09 acres

	Base Acres	PLC Yield
Corn	71	142
Soybeans	67.2	46
CSR 2:	81.71	

Terms: Successful bidder(s) shall pay 10% of purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before April 18, 2022. Possession will be immediate and successful bidder(s) will have the opportunity to begin fieldwork immediately. There are no buyer contingencies and all potential bidders are expected to have financial arrangements made prior to the auction. Facts and figures obtained by the auctioneers are not guaranteed of their accuracy and all announcements made day of sale supersede any advertising.

Note: The soybean stubble has had 110 lbs. of NH₃ applied per acre last fall and the former tenant has been reimbursed by the seller. This is a very productive tract of land that has been terraced and followed excellent farming practices. Farm is located directly north of Poet Bioprocessing, Coon Rapids, Iowa.

Julia F. Greteman Estate

Attorney for Estate: Julie Mayhall, Carroll, IA

Auctioneers: Steve Seidl 712-210-0209 and Chris Ludwig 712-830-9879

For more information and to see soil type maps go to: seidlauction.com or auctionzip.com