

Live & Online Land Auction

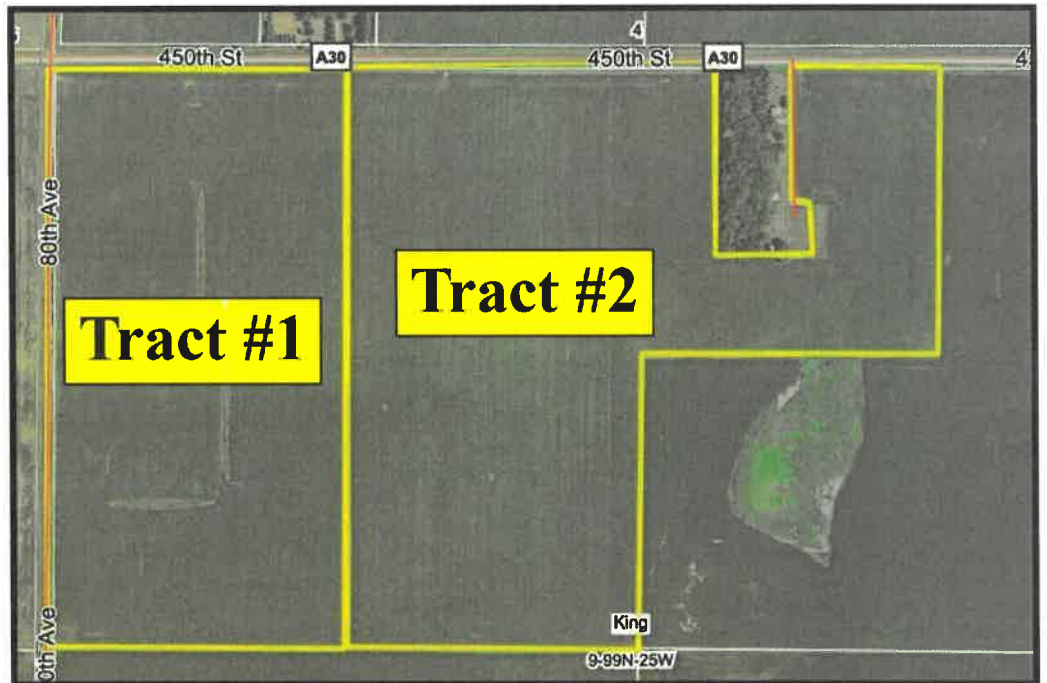
**193 Acres M/L King Township, Section 9
Winnebago County, Iowa**

Thursday November 10th • 10:00 A.M.

Auction Location: Heritage Town Center Buffalo Center, Iowa

Method of Sale: Farm will be offered as "Buyers Choice" Whereas the high bidder may purchase either Tract #1 or Tract #2 or they may purchase both tracts.

King Township					
154	450th ST	Irven Olsen Trust etux 150	Pearl Bear Trust 187	Susan Smith 117	Four T Farms Inc 101
Jacklyn Larson Trust 76	Joseph Larson etux 155	Harland Johnson etux 69	Diane Johnson etux 77	Eunice Zeigler Trust 75	Raymond Nuzum etal 88
Patricia Jensvold 69	Roger Olsen etux 151	D&J Winkelman Farms Inc 156	Joy Bray 151	Joy Bray 77	Norman Hagan
440th ST	Cheryl Burke 31	Beverly Sundt 75	Cheryl Burke 38	Bradley Arnevik etux 85	Theodore Thompson 76
Nancy Graber etal 118	Barbara Davids 143	Ronald Main 73	Daniel Abels etal 73	Keith Ellefson Trust 76	Richard Larson 76
Bonnie Gonzalez Trust etal 105	Randy Main 39	Shirley Miller Trust 40	David Sandell etux 100	Irven Olsen Trust etux 209	Theodore Thompson 146
430th ST	Gretchen	Jerry	Steven Olsen	Shirley	



Tract #1:
80 Acres M/L
W1/2 NW1/4 Section 9 T-99-N R-25-W
CSR-2: 80.5

Tract #2:
113 Acres M/L
E1/2 NW1/4 & NW1/4 of NE1/4 Less acreage
T-99-N R-25-W
CSR-2: 78

FSA Info for both Tracts:
186 Acres Cropland
Corn base: 123.83 PLC yield: 179
Soybean base: 60.17 PLC yield: 49

**OPEN LEASE FOR 2023
CROP YEAR**

Online bidding: farmhomeservices.nextlot.com

Visit our website at:
www.farmhomeservices.com

Terms: 10% down day of the sale. Buyer(s) shall sign a real estate purchase agreement on the day of sale. Balance due at closing on or before December 16th, 2022

Disclaimer: All information has been taken from sources deemed to be reliable and accurate, however, no guarantee is made, or implied by Owner, Broker or Auctioneer. Buyers are advised to make their own inspections and research the property.

Any announcement made the day of the sale takes precedence over printed information.

CONDITIONS: This sale is subject to all easements, covenants, restrictions of record and leases. Each bidder is responsible for conducting their own inspections concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees by either the Seller or Auction Company.

Owner: Pearl C. Bear Trust

Auctioneer
Jay Bargman
Cell 515-341-5418
jbargman@farmhomeservices.com

AUCTIONEERS NOTE: Here is a great opportunity to purchase good Winnebago County farmland at auction. Sellers intentions are to sell to the highest bidder although they reserve the right to reject any and all bids. For details contact Jay Bargman.
DISCLOSURE: Farm and Home Services is representing the seller.

Auctioneer
Leroy Hoffman
515-341-0874

