

155.64 ACRES OF OMEGA TOWNSHIP, O'BRIEN COUNTY, IOWA FARMLAND AT WEBCAST AUCTION

Wednesday, December 9, 2020

10:00 A.M. START

Auction held at the Hartley Community Center in Hartley, Iowa.

LOCATION: The property is located 4 miles south of Hartley, Iowa intersection of Highway 18 and Blacktop M12 (Vine Avenue). This location is the intersection of Vine Avenue and 360th Street. Auction sign posted at the property.

ABB. LEGAL: The Northwest Quarter, EXCEPT Parcel C, of Section 20, Township 96 North, Range 39 West of the 5th P.M., O'Brien County, Iowa.

FARM INFORMATION: Selling will be 155.64 acres, more or less. FSA shows 137.92 crop land acres in the farm with balance in road easement, waterway and Watterman Creek. FSA records also show a 73.65 acre corn base with 145 PLC yield and a 63.48 soybean base with 41 bushel PLC yield. CSR2 rating for entire farm is 91.7, CSR rating for entire farm is 70.4. This farm has been operated and managed well and includes very productive Sac, Galva, Afton, Primghar, Marcus, Colo, Ransom, Everly and Fairhaven soils. Other information available upon request to auctioneer.

Current taxes are 4,760 per year.

TERMS: Ten percent earnest money on day of auction. Buyers will enter written agreements for purchase immediately following the close of bidding. All final bids are



Arlene Meerdink Estate

Charla Pearce – Executor Sease Law Firm – Attorney for Estate

subject acceptance or rejection by ownership. Sale is subject to District Court approval for the Arlene Meerdink Estate. Balance due on or before February 5, 2021, when deed and abstract showing merchantable title will be delivered and possession given. The Sellers will pay the installment of Iowa real estate taxes that would become delinquent if not paid by October 1, 2021 and all prior taxes.

NOTE: Farmed well, productive soils, ready for an outstanding 2021 crop, convenient location on two blacktops. Take a look and don't miss this opportunity. Please contact Klaassen Realty with any questions. Online bidding prior to and through the auction available through at klaassenrealty.hibid.com site or find us through the link in the auction section of the website, klaassenrealty.com. We will be inside at the Hartley Community Center. Masks and virus protection recommended but Not required.

DISCLAIMER: All information contained in this advertisement and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied concerning the property is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this advertisement is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the auctioneers. All decisions of the auctioneers are final. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. Please contact auctioneer for additional information on the farms.



**Klaassen Realty, Broker Klaassen Realty is an agent for and
is representing the Sellers for this auction.**

Auctioneers: Ron Sterk * Duane Bleeker * Kevin T. Klaassen

www.klaassenrealty.com