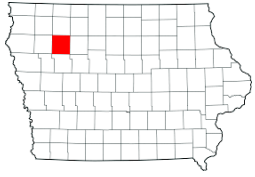


# BUENA VISTA COUNTY, IOWA FARM

To Be Sold At:

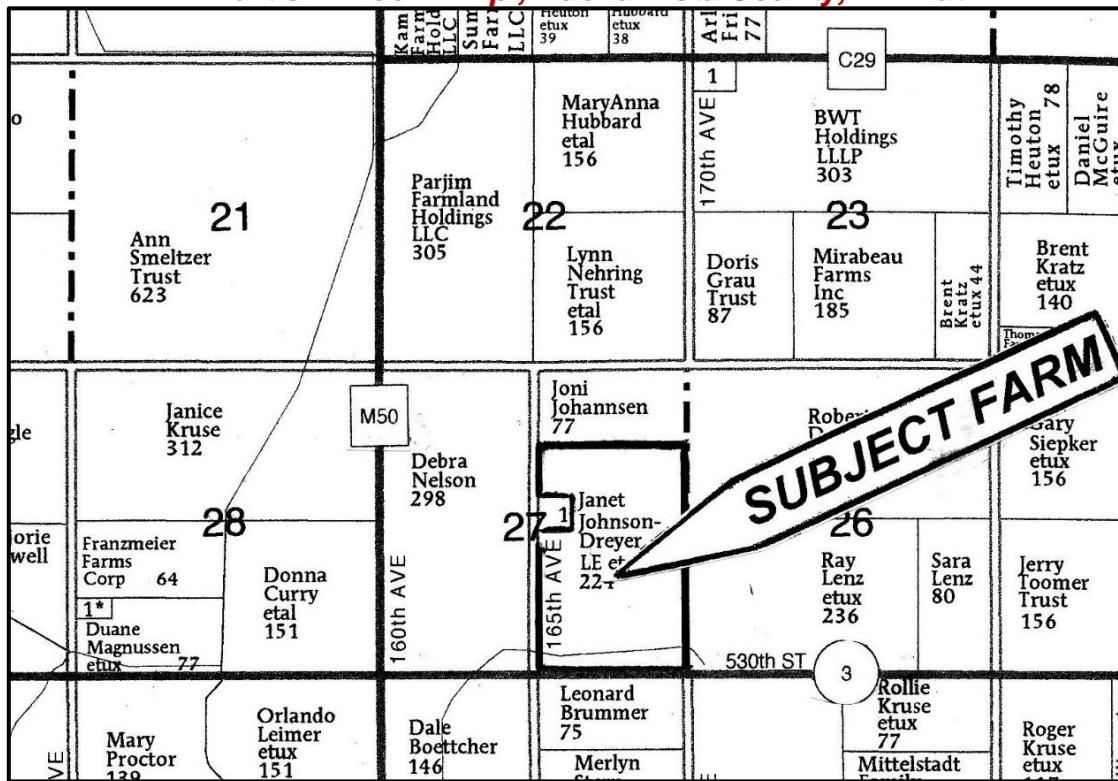


## PUBLIC AUCTION

**Monday, June 7, '21 at: 10:00 A.M.**

► Sale to be conducted at the Old Rembrandt Gym Auction House, Rembrandt, IA. ◀  
Farm is located ½ mile east of Intersection of M50 & Hwy. # 3 (or approx. 3 ½ miles east of Hwy # 3 & # 71 Truck Stop.

*Part of Lincoln Twp., Buena Vista County, IA. Plat*



This sale affords an outstanding opportunity to acquire well located, productive Buena Vista County, Iowa farmland that would make a solid addition to an existing operation or Ideal Investor - Income type properties.

**LIVE SIMULCAST BIDDING AVAILABLE!**

Live Simulcast Internet Bidding will be available, along with the live auction. Check our website for more details and/or to Register to Bid PRIOR to sale day. For more information, Contact the Auctioneers.

### LEGAL DESCRIPTION

The South 1/2 of the NE 1/4, Except Lot "A", AND the SE ¼, Except Lot "A", all being in Section 27, Township 27, Township 92 North, Range 36 West of the 5<sup>th</sup> P.M., Buena Vista County, Iowa

### GENERAL DESCRIPTION & METHOD OF SALE

Selling a productive Buena Vista County farm with 222.58 taxable acres. The farm will be offered as follows: Parcel # 1: Being the approximate North Half of the farm and including 112.64 acres, more or less, and Parcel # 2: Being the approximate South Half of the farm and including 109.94 acres, more or less. The successful bidder will have choice of Parcel # 1, Parcel # 2 or may select both parcels. In the event the successful high bidder selects both parcels, the sale is over. In the event the bidder selects one parcel, the remaining parcel will then be offered.

**Surety Digital Soil Services indicates CSR(2) of 82.1 for the entire farm and Parcel # 1: CSR(2) of Approximately 79.4; Parcel # 2: CSR(2) of 84.7.**

FSA rates the farm as: Cropland: 221.6 with a Corn Base of 184.04 and a Soybean Base of 47.56. If farm is sold in parcels, FSA will determine the respective cropland acres for each parcel.

Farm is leased for the 2021 crop year and the Seller will assign the lease to the Buyer AND the 2021 cash rent to the Buyer(s) at closing! Contact the Auctioneers for more details.

Current real estate taxes are \$ 5,910./year for the entire farm.

### TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before July 21, 2021. Possession will be given upon closing, subject to the existing 2021 lease, which will be assigned to the Buyer(s). There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this real estate auction. Any announcements made day of sale will supersede any advertising.

Owners:

**Family of Janet M. Dreyer-Johnson:  
William D. Grieme and**

**Mercedes E. Dreyer Trust U/A dated August 29, 2008.**

Attorney for Owners: Dan Connell, Storm Lake, IA.

Sale Arranged & Conducted By:

*Green Real Estate & Auction Co.*

Mike Green & Jim Green, Auctioneers  
Sac City, IA., ph. 712-662-4442

greenrealestate-auction.com

*Dan Wendel Land & Auction LLC*

Dan Wendel, Auctioneer  
Schaller, IA., ph. 712-661-9724

danwendelauctions.com