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KOSSUTH COUNTY LAND AUCTION

Located at Hundertmark Auction Building, Hwy 169 N. Humboldt Iowa

Wednesday, November 1st, 2023, at 7 PM

The Farm Is located from North edge of LuVerne, go 2.5 miles north on 190th Ave., 2 miles west on 135th St., and ½ mile north on 170th Ave.. Farm will be on east side of road.

SELLING: 40 acres M/L in Sherman Township, section 11, SW ¼ of the SW ¼ . Farm Will be sold 40 times the bid. The CSR rating of this land is 79.89. Land is Classified as NHFL and it does not contain a wetland. Total cropland is 38.74 Acres. The corn base is 9.81 acres and the soybean base is 10.42 acres. Real Estate taxes are 1000.00 dollars per year. Taxes will be prorated until date of possession.

FARM INFORMATION: CURRENTLY there is 18.51 Acres under CRP contract for an annual payment of 4228 dollars per year. Currently the 2 CRP contracts expire in Fall 2033. BUYER will have the option of continuing the CRP contract or SELLER will "Pay Back" CRP contract to make farm all tillable for new buyer. The lease has been canceled and is open for the 2024 season. New Buyer has the right to do fall tillage.



LEGAL DESCRIPTION: Section 11, Twp 094, Rng 028. SW SW in Kossuth County, Iowa.

TERMS: 10% down with the signing of Real Estate contract. Closing and Balance will be done on or before November 29th, 2023 with David Fenchel in the office of Fenchel, Doster, Buck, and Ennen, PLC located at 106 S. Dodge St. #220, in Algona, IA.

All Announcements Sale Day take Precedence Over Any Printed Material

Terry and Carol Warmbier, Owners

HUNDERTMARK AUCTION SERVICE

Auctioneers: David Hundertmark 515-890-0380 Tom Hundertmark 515-890-0615

Clerks: Hundertmark Auction Service

Terms: Cash or good check day of sale. Not responsible for accidents or theft. No property removed until settled for.

- BE Responsible for COVID 19 precautions.