

# WEBSTER COUNTY, IOWA FARMLAND

To Be Sold At

## PUBLIC AUCTION

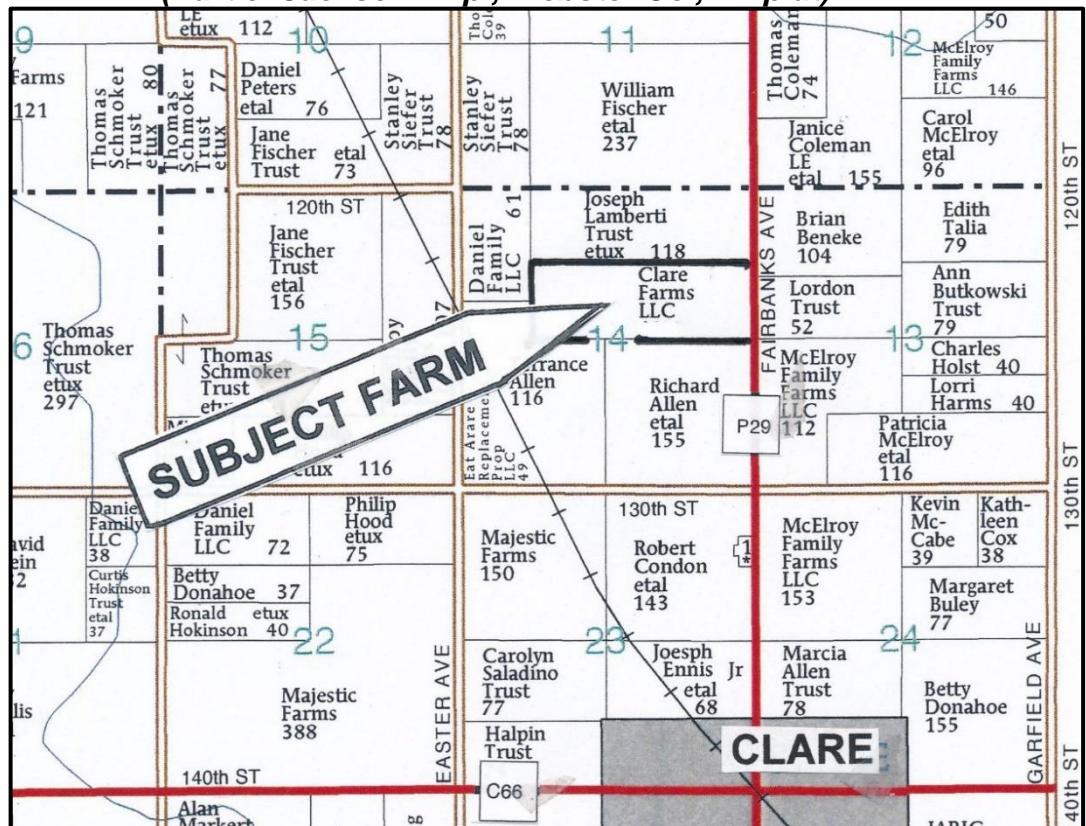
**Friday, August 18, 2023**

**at: 10:00 A.M.**

► Sale to be held at the Clare Community Center in Clare, Iowa ◀

Farm is located from Claire, Iowa, 1 1/2 miles north on County Rd. P29.

(Part of Jackson Twp., Webster Co., IA. plat)



### AUCTIONEER'S NOTE:

This sale affords an outstanding opportunity to acquire a productive parcel of Webster County, IA farmland that would make a solid addition to an existing operation or an ideal Income/Investor type property. Check our website for more information.

### LEGAL DESCRIPTION

The S1/2 NE1/4 and the SE1/4 NW1/4, all in Section 14, Township 90 North, Range 30 West of the 5<sup>th</sup> P.M., (Jackson Twp.), Webster County, Iowa

### GENERAL DESCRIPTION & METHOD OF SALE

This is a well located, productive parcel of Webster County, Iowa farmland. Located just north of Clare, IA along a hard surfaced road (P29) and close to area grain markets. Farm will be offered on the basis of 118.34 taxable acres.

**FSA DATA:** Cropland acres of 116.84; Corn Base: 22.90 with a PLC yield index of 164; Soybean Base: 93.90 with a yield index of 46.

It appears that drainage is served by DD 135, DD 288 & DD 302.

**Surety Digital Soil Service indicates CSR2 of 78.8**

This is a very attractive farm that has enjoyed good farming practices.

### 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 on or before November 15, 2023. Seller will retain the 2023 income and full possession will be given on March 1, 2024. Real Estate Taxes will be pro-rated to date of closing. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers, as Iowa licensed Real Estate Brokers represent the Seller in this real estate auction. Any announcements made day of sale will supersede any advertising.

### SIMULCAST INTERNET BIDDING

In addition to the Live Auction, Simulcast Internet Bidding will also be available. To Register to Bid **AT LEAST 48 HRS. PRIOR TO THE AUCTION**, visit our website and/or contact the Auctioneers.

### Clare Farms, L.L.C., Owner

Attorney for Seller: Eric J. Eide, Ames, IA.

Sale Arranged & Conducted By:



**Green Real Estate & Auction Co.**

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

website: [www.greenrealestate-auction.com](http://www.greenrealestate-auction.com)