

# EMMET COUNTY LAND

# AUCTION

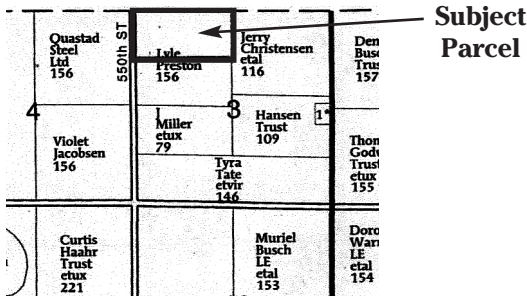
## Tuesday, November 29, 2016

### Sale Starts 9:30 A.M.

**Sale Located:** Ringsted Community Building, Ringsted, IA  
**Farm Located:** 2-1/2 miles north of Ringsted, IA on 550th Ave.

## SELLING 80 ACRES

(More or less)



### TERMS

10% nonrefundable down payment day of sale with balance due on or before December 29th, 2016 or January 3, 2017 to fit the buyer's tax structure. Buyer will sign a real estate contract at conclusion of the auction that will contain the purchase terms. All rents and or crops for the 2016 crop year will be retained by seller and farm tenant. Buyer to pay farm tenant \$20.00 per acre x 80 acres for fall tillage. Seller has terminated tenant lease prior to September 1, 2016 with current lease for the tenant to expire March 1, 2017. Seller guarantees a clear and merchantable title on property at closing. Property being sold in "AS IS" condition only. Final sale is subject to seller approval or rejection. All prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff to represent the seller for this transaction. Any announcements made sale day take precedence over written material.

### LEGAL DESCRIPTION

North Half (N1/2) of the Northwest Quarter (NW 1/4) of Section 3, Denmark Township, Emmet County, IA.

*Almost all tillable, gentle rolling, tiled well with 86.2 CSR-2 Rating.*

### F.S.A. INFORMATION

Total Acres .....	80 Acres
Tillable Acres .....	79.50 Acres
Corn Base.....	47.75 Acres
Direct Yield.....	152 Bus.
Soybean Base .....	31.75 acres
Direct Yield.....	47 Bus.
CSR 2 Rating .....	86.2
Property Tax .....	\$1,922.00 per year

### TAXES

Taxes are \$1,922.00 per year. Seller will pay property taxes due September 2016, March and September 2017 to bring the taxes up to date to January 1, 2017. Buyer will assume all taxes beyond January 1, 2017.

### AUCTION NOTE

The auction staff is pleased to be representing the Preston family, selling this highly productive all tillable Emmet County farm. Contact auctioneers for a complete farm information packet.

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## Lyle & Kim Preston - Owners