

PUBLIC AUCTION

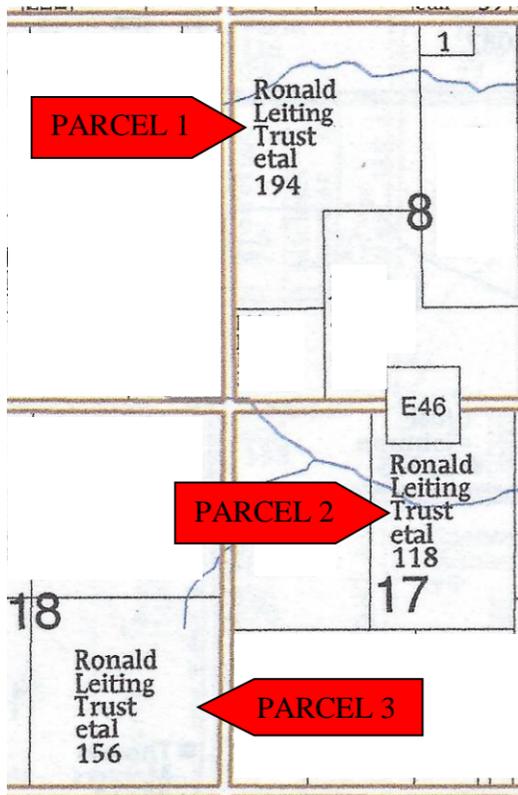
TWO DATES & TWO LOCATIONS

474 Acres M/L Carroll County Land Friday, November 10 @ 10:00 A.M.

(4 Parcels) Auction will be held at: St. Augustine
Church Hall, 260 W. 2nd St., Halbur, Iowa

110 Acres M/L Buena Vista County Land Monday, November 13 @ 10:00 A.M.

Auction will be held at: St. Mary Church/St. Joseph Hall,
300 E. 3rd St., Storm Lake, Iowa



CARROLL COUNTY PARCELS – AUCTION IS FRIDAY, NOVEMBER 10 at 10:00 A.M. (Located approximately 5 mi. West of Halbur, IA or 2 mi. East of the Five Mile House)

Parcel #1: 194 Acres M/L Located in the NW1/4 of Section 8 Washington Twsp.

LEGAL DESCRIPTION: NWSW SWNW SENW NWNW EXC LOT N1/2NW1/4 NENW EXC LOT N1/2NW1/4 Section 8

DCP Cropland: 181.13 CSR: 78.53 Taxes: \$6,677.71

Corn Base: 154.20 PLC 167 Soybean Base: 23.70 PLC 46

Also includes 2 Steel Grain Bins in NE corner with approx.. 26,000 bu. storage.

Parcel #2: 118 Acres M/L Located in the NW & NE1/4 of Section 17 Washington Twsp.

LEGAL DESCRIPTION: SWSE NWNE E1/2 NENW & E1/2 SENW Section 17

DCP Cropland: 112.73 CSR: 75.39 Taxes: \$3,948.79

Corn Base: 102.43 PLC 167 Soybean Base: 9.3 PLC 46

Parcel #3: 156 Acres M/L Located in the S & SE1/4 of Section 18 Washington Twsp.

LEGAL DESCRIPTION: NESE Section 18

DCP Cropland: 151.2 CSR: 81.82 Taxes: \$6,101.54

Corn Base: 129.37 PLC 167 Soybean Base: 21.20 PLC 46

(NOTE: Parcel 3 will be sold subject to Survey of Acreage)

Parcel #4: Acreage of 5 Acres M/L Located in the NE corner of Parcel 3 consisting of 3 Grain Bins with approximately 28,000 bu. storage and

6 out-buildings subject to survey

LEGAL DESCRIPTION: 5 ACRES M/L in NE1/4 of NESE Section 18 (subject to survey)

All Parcels located: T-83-N R-36-W Washington Twsp. Carroll, County, Iowa



Carroll County Farms have a Windmill Lease Agreement. For details, contact the auctioneers.

BUENA VISTA COUNTY PARCEL – AUCTION IS MONDAY NOVEMBER 13 @10:00 A.M.

110.48 Acres M/L Located in the SE1/4 of Section 27 Lincoln Twsp. (Located: 1/2mi. E. intersection M50 & Hwy 3 or about 3.5 mi. E. of Hwy 3 & Hwy 71 truck stop)

LEGAL DESCRIPTION: S1/2 N1/2 SE SESE SWSE Section 27 T-92-N

R-36-W Lincoln Twsp. Buena Vista County, Iowa DCP Cropland: 109.1 CSR: 84.65

Taxes: \$3,246.21 Corn Base: 85.68 PLC 156 Soybean Base: 23.42 PLC 93



METHOD of SALE: Carroll County Farms will be sold in 4 parcels. The successful bidder will have the option of purchasing Parcels 1, 2, or 3. If successful bidder takes only one parcel, the other two parcels will be auctioned off as choice also. Parcel 4 will be sold separately as an acreage. Buena Vista County farm will be sold as one parcel. All parcels except Parcel 4 will be sold dollars per acre.

TERMS of SALE: Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract with the balance due on or before December 31, 2023. Possession will be given upon closing. There are no buyer contingencies.

Auctioneers Notes: The facts and figures provided here have been researched by the Auction Company but are not guaranteed of their accuracy. Please note the times and the different dates and locations for the Carroll County and Buena Vista County Farms. All announcements made day of sale will supersede any previous advertisements. **For phone bids, contact the auctioneers by November 6, 2023**

Ronald A. & Shirley M. Leiting Revocable Trust 5-29-2013 - Lon D. Leiting Trustee

Attorney for Estate: Barry Bruner of Bruner, Bruner, Reinhart & Morton LLP
225 East 7th St., Carroll, Iowa

Auctioneers: Steve Seidl 712-210-0209 & Chris Ludwig 712-830-9879

Websites: www.seidlauction.com or www.auctionzip.com