

PUBLIC AUCTION

WOODBURY COUNTY IOWA FARMLAND AUCTION

Friday March 7, 2025 at 11:00 a.m.

AT THE MOVILLE FIRE DEPT. 5S 1ST ST. MOVILLE IOWA 51039

(across the street from Casey's)

Farm is located from Moville 4.6 miles east on Hwy. 20, then south on Jasper Ave. 2.2 miles farm is on the west side of road.

GENERAL DESCRIPTION

Farm is being offered on the basis of 119.50 acres.

There is a 10,000 bu. grain Bin on site.

FSA DATA: Farmland 119.50, Cropland 108.46

Corn base acres 54.90, PLC yield 164

Soybean base acres 50.70, PLC yield 48

CSR II of 67.4

AUCTIONEER'S NOTE

This Farmland Auction is a great opportunity to acquire a farm that would be a great add on farm or an ideal investment type property. The farm has had good farming practices, along with some terraces in place.

METHOD OF SALE

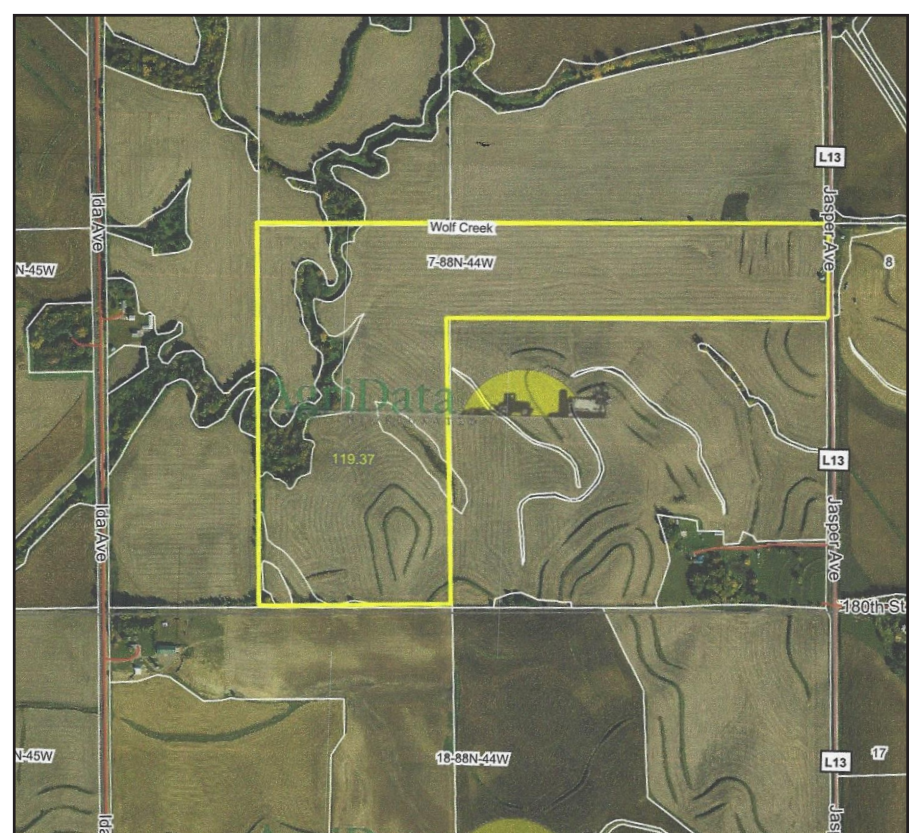
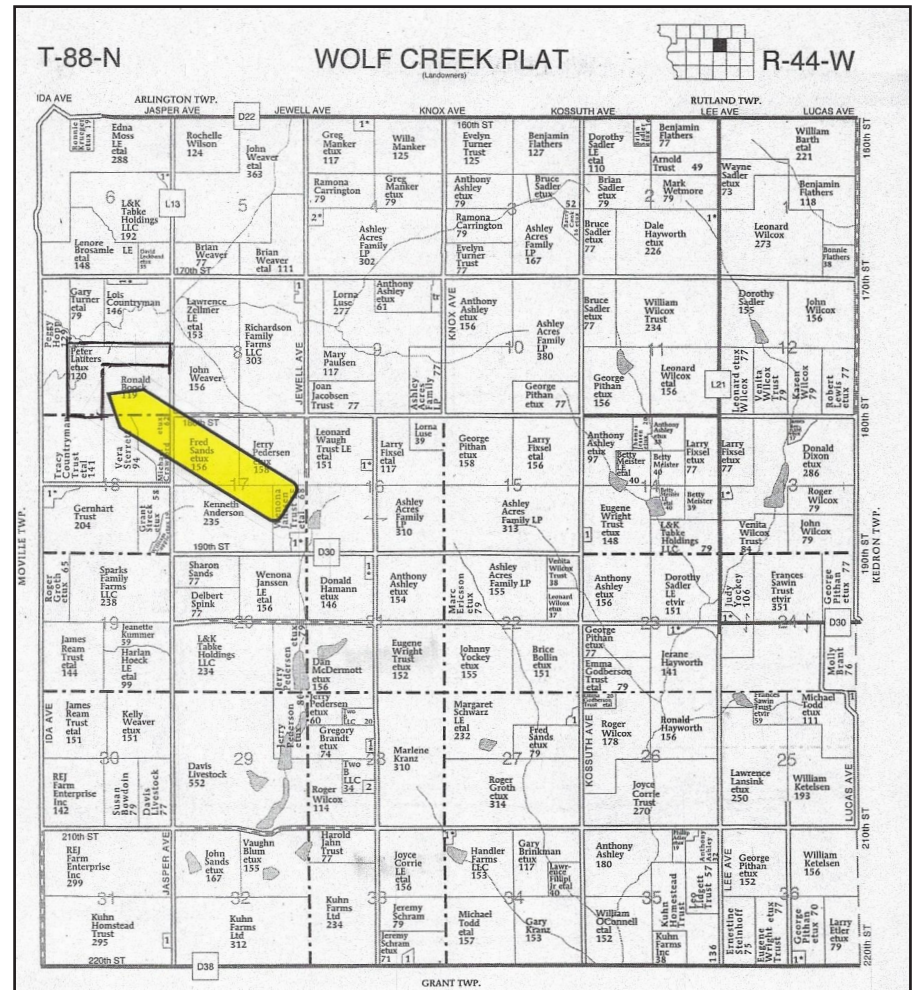
Farmland will be sold at auction 119.50 m/l times the bid.

TERMS OF SALE

Purchaser shall pay 10% of the purchase price on the day of sale and sign a standard real estate contract agreeing to pay the balance on or before April 7, 2025. Possession given upon closing. There are no buyer Contingencies of any kind. All potential buyers are to have financial arrangements made before bidding. Real Estate Taxes will be prorated to day of closing. All announcements made the day of the sale will supersede any advertising.

INTERNET BIDDING

In addition to the Live Auction, live online bidding will be available on HiBid.com. Register to bid at least 24 hours prior to sale time



PETE LAUTERS ESTATE AND ROSE LAUTERS ESTATE, SELLERS

Attorney for sellers : Knudson - Brady Law and Cook Law Firm.

AUCTIONEERS: CHRIS LUDWIG 712-830-9879 AND STEVE SEIDL 712-210-0209

More information at: cludwigauction.com, Auctionzip.com, seidlauction.com