

PUBLIC AUCTION

Carroll County, Iowa Farmland

420 acres m/l in Sections 34 & 35 Sheridan Township
Section 28 in Jasper Township to be sold in 5 parcels

Monday, November 7 @ 10:00 A.M.

Sale to be held at Lidderdale Community Center, Lidderdale, IA

Parcel 1: 75 Acres m/l - DCP Cropland 73.07- PLC Yield:

Corn 162 – Soybeans 40; CSR2: 88.9 according to Surety Mapping Service.

Located in Section 35 of Sheridan Twsp. FSA information subject to change after survey separating acreage from parcel.

Parcel 2: 69 Acres m/l - DCP Cropland 66.7- PLC Yield:

Corn 162–Soybeans 40; CSR2: 81.3 according to Surety Mapping Service.

Located in Section 34 of Sheridan Twsp.

NOTE: *Parcels 1 & 2 are located directly North of Lidderdale and will be offered as choice of both parcels: The successful bidder(s) may select one or both parcels.*

Parcel 3: 141 Acres m/l - DCP Cropland 131.42 acres m/l subject to survey- PLC Yield: Corn 162 – Soybeans 40; CSR2: 70.4

Parcel 4: 80 Acres m/l - DCP Cropland 42.45 acres - PLC Yield: Corn 162 – Soybeans 40; CSR2: 60.1 Consists of approximately 42 acres of crop ground and 38 acres of pasture ground

Parcel 5: 60 Acres m/l subject to survey – 27.85 acres Cropland; 32.15 acres Non-Crop - PLC Yield: Corn 162 – Soybeans 40; CSR2: 64.3

NOTE: *Parcels 3, 4 & 5 are located in Section 28 of Jasper Twsp. - 3 miles South of Lanesboro and will be sold on an individual basis and will remain sold.*

Parcel 5 has been surveyed out separately and includes an acreage with a 54' x 24' steel machine shed built in 1983, 3 grain bins with approximately 18,000 bu. of storage capacity & other outbuildings.

Fencing: Existing fences are in as is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer(s) at closing. Existing fence lines may not fall directly on the legal boundary. **Surveys:** The surveys have been completed on Tracts 1 & 5. The farmland tract acres are subject to change according to the surveys prior to the auction. No additional surveying or staking will be provided by the Seller.

Note: There are no contingencies connected with this property. All facts and figures have been researched from reliable sources, but are not guaranteed of their accuracy. All announcements made day of sale take precedence over any previous advertisements.



Terms: 10% down payment made day of sale with the balance due in approximately 30 days. The successful bidders will be required to sign a standard real estate contract on day of sale. Taxes will be prorated until the date of possession March 1, 2023.

For phone bids, contact Steve Seidl 712-210-0209 by November 4.

Florence H. Daniel Estate & Lowell B. Daniel Testamentary Trust

Executors: Dave Daniel & Laura Danner

Aaron Ahrendsen of Eich, Werden, Steger, Ahrendsen Law Firm – Closing Attorney

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

Tom Pauley 712-263-0224 & J.R. Pauley 712-269-7777

To see soil type maps go to website: seidlauktion.com, auctionzip.com & denisonlivestock.com