# 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.

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	288	124	John Weaver etal 363	Ramona Carrington	Manker 125 Greg Manker	Turner Trust 125 Anthony Ashley	Bruce Sadler	LE etal 110 Brian Sadler	Arnold Trust 49 Mark	Wayne Sadler etux 73	etal 221 Benjamin Flathers
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Tracy Countryman Trust etal		The ST Fred Sands etux 156	Jerry Pedersen 158	Leonard Waugh Trust LE etal 151 <u>1</u> *	Larry Fixed etal 117	George Pithan etux 158	Larry Fixsel etal 156	Anthony Ashley chix 97 Mente 40	r Betty Meister 40 77	Larry Fixsel etux 77	Donald Dixon etux 286
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U James Ream V Trust etal 151	Kelly Weaver etux 151		66 Jerry Federson efter 86	Pedersen etux <sup>Two</sup> 60 <u>Lic</u> 20 Gregory Brandt etux [] 74 7	Marlene 8 Kranz	Margaret Schwarz LE etal 232	Fred Sands etux 7 79	Fruit etal	Ronald Hayworth 156	etvir 59	Michael 1 Todd etux 111
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#### **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