

PUBLIC AUCTION

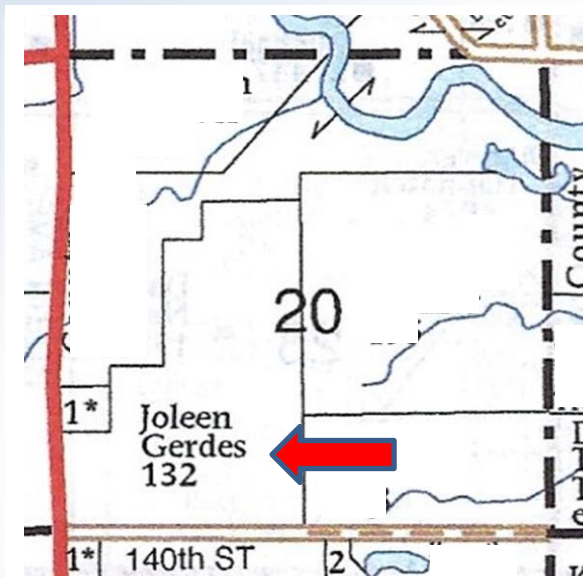
Carroll County, Iowa Farmland
131 acres M/L, in Sec. 20, Jasper Township
Saturday, August 6 @ 10:00 A.M.

Sale to be held at Immanuel Lutheran Church in Lidderdale
103 4th St., Lidderdale, IA 51452

Location of farm: 7 miles North of Glidden, East side of Hwy 286;

Legal Description: The EAST 785' OF THE SOUTH 750' AND THE SOUTH 36' OF THE WEST 539.57' OF THE SE 1/4 NW 1/4; AND LOT 2 OF THE NW 1/4 SW 1/4; AND THE SW 1/4 SW 1/4 EXCEPT LOT 1; AND THE E 1/2 SW 1/4, ALL IN SECTION 20 TOWNSHIP 85 NORTH, RANGE 33 WEST OF THE 5TH P.M., Carroll County, IA

General Description: A very productive tract of land, located close to competitive market outlets that has been well cared for with excellent farming practices.



FSA Facts & Figures:

DCP Cropland 131.13 acres

	Base Acres	PLC Yield
Corn	65.5	166
Soybeans	65.5	45
Total Base Acres: 131		

CSR 2: 82.9

Farm will be sold in one parcel

Terms: 10% down payment made day of sale with the balance due in approximately 30 days. The successful bidder 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. **Note:** 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.

Joleen Gerdes Estate

Attorney for Estate: Ron Eich, Carroll, IA

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

To see soil type maps go to website: seidlauktion.com or auctionzip.com