

DONALD "SLIM" LANGER ESTATE, OWNER

74.42 TAXABLE ACRES M/L – POTTAWATTAMIE COUNTY ABSOLUTE FARMLAND AUCTION

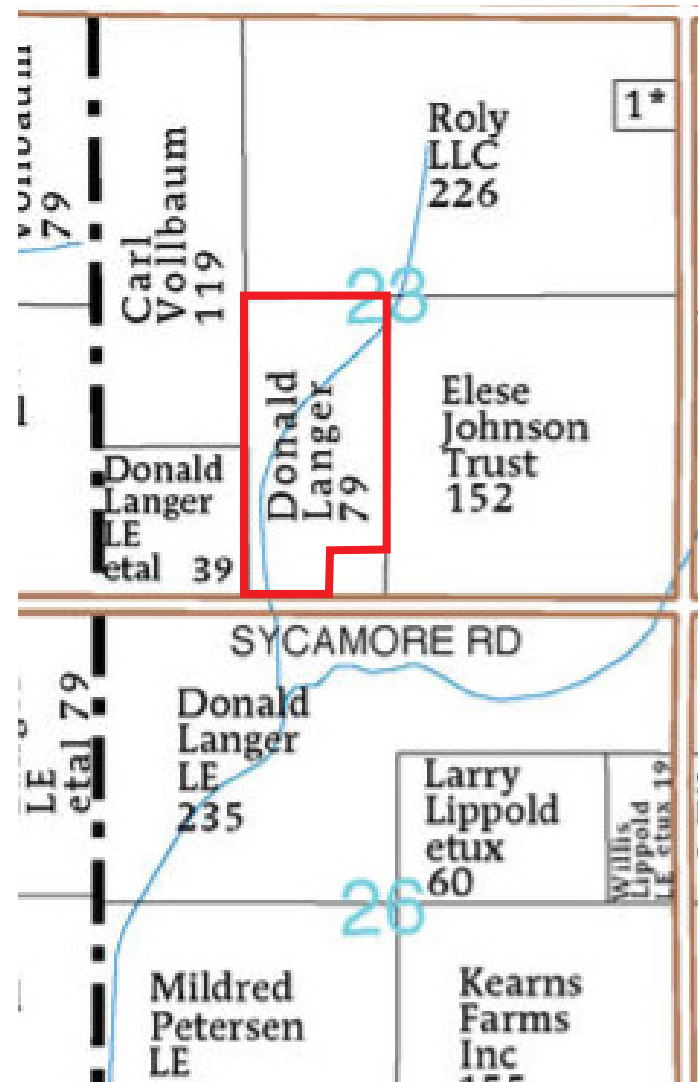
TUESDAY, NOVEMBER 26, 2019 • 9:00 A.M.

SALE LOCATION: American Legion – 112 N. Elm St., Avoca, IA

FARM LOCATION: Go west of Avoca on Hwy. G18 3.3 miles. Turn south on M23 and go 2 miles south and turn west on Sycamore and go .5 miles. Farm is located on the North side of the road.

LEGAL DESCRIPTION: East one-half of Southwest Quarter, Section 23, Township 77, Range 40, Pottawattamie County, Iowa, except Parcel A located in the Southeast Quarter of the Southwest Quarter of Section 23, Township 77 North, Range 40 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of said Section 23; thence North 89°47'07" West (Assumed Bearing) along the South line of said Southwest Quarter a distance of 588.83 feet; thence North 05°15'45" West a distance of 382.47 feet; Thence South 86°22'55" East a distance of 624.81 feet to the East line of said Southwest Quarter; thence South 00°03'28" East along said East line a distance of 343.64 feet to the point of beginning. Said parcel contains 5.033 acres, more or less, including 0.447 acres of county road right-of-way along the South side thereof, and is subject to any and all easements apparent or of record. Containing 74.2 acres.



FSA INFORMATION:

Cropland Acres: 69.87 Acres M/L

Acre Corn Base: 2.20

PLC Yield: 167

CSR2: 64.8

Soil Types: Monona, Ida, Ackmore-Colo-Judson, Marshall

TAXES: Approximately \$2040/yr.

CRP: There is a CRP contract on 15.95 acres with a start date of March 1st, 2016 and runs through Sept. 30th, 2026 with annual payment of \$5628.

TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 15% down payment with the balance due on Dec. 31st, 2019. New owner will take full possession on March 1st, 2020.

TAXES: Sellers agree to pay all taxes prorated to date of possession.

ATTORNEY: James Sulhoff, 165 S. Elm St., Avoca, IA. Phone# 712-343-6311

AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell this excellent parcel of Pottawattamie County Farmland. All information gathered at County FSA office is deemed reliable, however it will be the responsibility of interested parties to research and verify their own information. Anything said day of sale takes precedence over all written materials. This is an ABSOLUTE LAND AUCTION and will be sold to the highest bidder or bidders.



AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.