

# LAND AUCTION

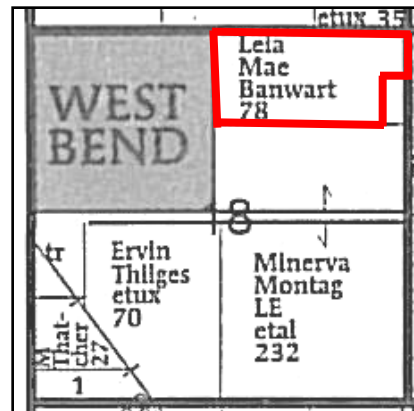
**Simultaneous Live and Online**

**75 Acres M/L • Garfield Twp, Kossuth Co, IA**

**Tuesday, March 29, 2022 • 10:00 A.M.**

**Auction Location: West Bend Gold & Country Club  
4829 280th Avenue West Bend, IA**

**Section 18, Garfield Township  
Kossuth County**



**LEGAL DESCRIPTION:**

**N1/2 NE1/4 (less cemetery) Section 18 Garfield Twp T-94-N R-30-W Kossuth County, Iowa  
75 Acres M/L • 75.9 Acres Farmland • 73.27 Cropland**

**FSA Data:**

Corn base: 51.68 PLC yield: 179

Soybean base: 21.59 PLC yield: 46

CSR: 67.4 CSR-2: 65.6

**Taxes:** \$1,638/Year (EST), prorated to date of closing

Open lease for the 2022 crop year.

**Signed up for FSA program for 2022  
ARC county**

**AUCTIONEERS NOTE:**

Here is a great opportunity to purchase good Kossuth County farmland at auction. Sellers intentions are to sell to the highest bidder although they reserve the right to reject any and all bids. For details contact Jay Bargman.

**DISCLOSURE:**

Farm and Home Services is representing the seller.

**ONLINE BIDDING:**

**To Register and Bid on this Auction, go to:  
<https://farmhomeservices.nextlot.com>**

**METHOD OF SALE:**

**FARM TO BE SOLD AS ONE (1) TRACT 75 Acres M/L**

**TERMS: 10% DOWN DAY OF SALE. BUYER(S) SHALL SIGN A REAL ESTATE PURCHASE AGREEMENT ON THE DAY OF THE SALE. BALANCE DUE ON OR BEFORE APRIL 28, 2022.**

**Disclaimer:** All information has been taken from sources deemed to be reliable and accurate, however, no guarantee is made, or implied by Owner, Broker or Auctioneer. Buyers are advised to make their own inspections and research the property.

**Owner:**

**Lela Banwart Estate**

**This Auction Arranged & Conducted By: Farm & Home Services • Algona, IA 50511 • 515-295-2401**

**Auctioneer**

**Jay L. Bargman  
Cell 515-341-5418**



**Auctioneer**

**Leland Metzger  
Cell 515-341-5402**