

LAND AUCTION

Simultaneous Live and Online

155 Acres M/L • Garfield Twp, Kossuth Co, IA

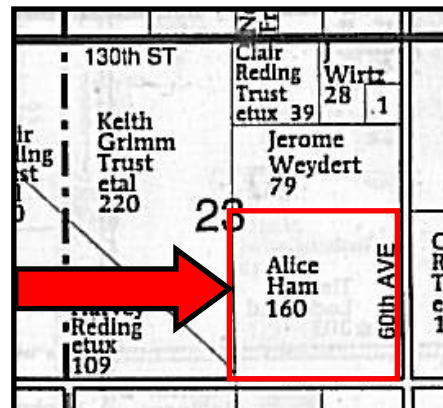
Thursday, August 5th, 2021 • 10:00 A.M.

Auction Location: West Bend Golf & Country Club

4829 580th Ave West Bend, IA



**Section 23, Garfield Township
Kossuth County**



LEGAL DESCRIPTION:

SE1/4 Section 23 T-94-N R-30-W Garfield Township, Kossuth County, Iowa

155 Acres M/L • Cropland Acres 152.5

FSA Data:

Corn base: 101.54 PLC yield: 156

Soybean base: 50.56 PLC yield: 50.56

CSR-2: 84.2

Taxes: \$4,296/Year (EST), prorated to date of closing

Open lease for the 2022 crop year.

2021 Rent Retained by Sellers

**PENDING FUTURE DRAINAGE
ASSESSMENT. PRICE TO BE
DETERMINED.**

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>**

**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 OCTOBER 29th, 2021.**

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:

George Eldon Ham & Alice Susan Ham Trust

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

Auctioneer

**Jay L. Bargman
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Auctioneer

**Leroy Hoffman
Cell 515-341-0874**