Upcoming Live Public Auction Of 80+/- Acres Of Liberal TWP, Lyon County, IA Farmland

80+/- Acres Of Liberal TWP, Lyon County, IA Farmland To Be Sold! This Farmland Is Located Northwest of George, IA & Southeast Of Rock Rapids, IA!! This Farmland Would Make A Great Addition To Your Current Operation Or A Great Investment Opportunity!

Location: From Frontier Bank in George, IA go 1 mile North on Blacktop Kennedy Ave. to 200th St. then go 2 3/4 miles West on 200th St. to the farmland or from Frontier Bank in George, IA go 2 miles West on Blacktop 210th St. then go 1 mile North to 200th St. then go 3/4 mile West on 200th St. Farmland is located on the South side of 200th St. Auction signs will be posted. Watch zomerauctions.com for inclement weather! Auction will be held at the site of the farmland!

Sale Date: January 24, 2020 @10:30 A.M.

Auctioneers Note: We are honored to have had our companies selected by the Dechomai Foundation to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland is in a great location and offers a great opportunity to add acres to your portfolio!! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of the farmland!! Watch zomerauctions.com & theacreco.com in case of inclement weather!

theacreco.com  zomerauctions.com

Legal Description: The W1/2 of the NW1/4 of Section 33, TWP 99N, Range 44W, Lyon County, IA. Subject to all public easements and roadways of record.

General description: According to the Lyon County Assessor, this property contains 80+/- gross acres. According to FSA, this farm contains approx. 76.90 tillable acres with the remainder in road/ditch and waterway. This farm has road on 1 side and is an inside tract of farmland. This farm has a corn base of 52.82 acres with a PLC yield of 191bu. and soybean base of 17.96 acres with a PLC yield of 53bu. This farm is classified as NHEL & UHEL. The predominant soil types include: 733 Calco, 310, B, 82-Galva, 92-Marcus, 311-Galva, 77C2-Sac, 91, B-Primghar. The average CSR1 is 64.7 and the average CSR2 is 87.8. This farm appears to have a good state of productivity and is well managed. This farmland would make a great addition to your current farming operation or would make a great investment opportunity!! The purchaser of this tract will need to install a crossing for access to the Southern portion of the farm as it is currently accessed via the adjoining property. This farm does have some drainage tile line installed however no tile maps are available. Make plans today to attend this auction!!

Method of sale: Auction will be held at the site of the Land. Farmland will be sold with the final bid price x 80+/- gross county acres.

Taxes: The current Real Estate Taxes according to the Lyon County Treasurer are approx. $2,642.00 per year. Seller will pay the 2019 taxes which are due and payable in March and Sept of 2020.

Possession: Full Possession will be on March 1, 2020.

Terms: Purchaser(s) will be required to pay a non-refundable 10 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before March 12, 2020 when the buyer shall receive a clear and merchantable title to the property. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. Jeffrey A. Johnson—attorney for sellers.

Auctioneers:
The Acre Co. & Vande Vegte & Zomer Realty & Auction
Mark Zomer-712-470-2526—Jon Hjelm-712-240-3529
Gary Van Den Berg-712-470-2068-Blake Zomer-712-460-2552
Darrell Vande Vegte-712-476-9443-Tim De Bruin-712-475-3325

Dechomai Foundation Inc.—Owners