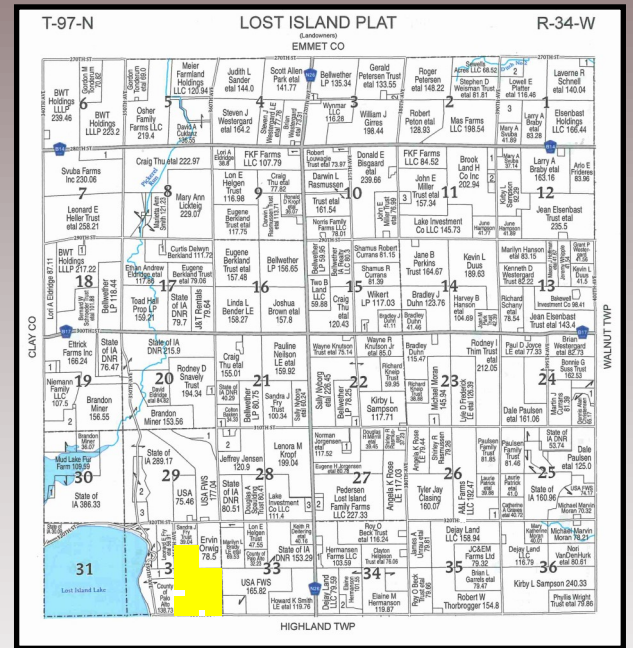
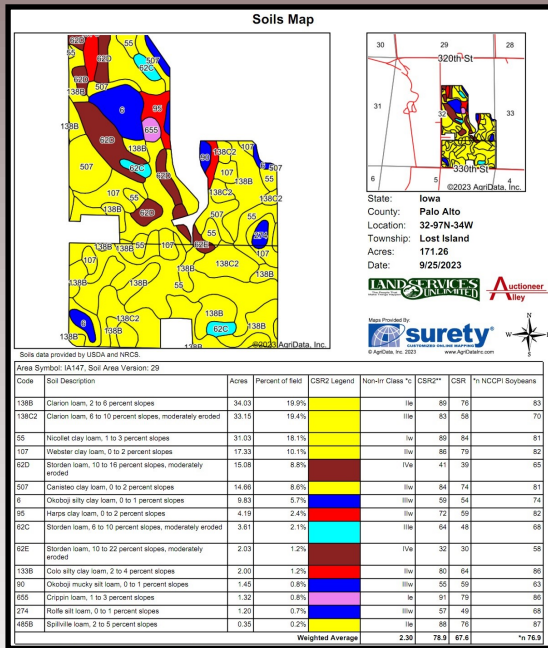
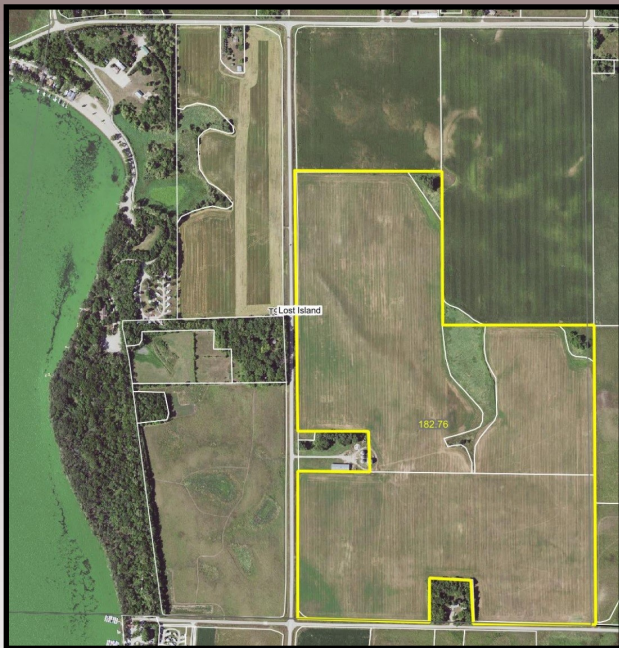


190.06 Acres +/- of Bare Farmland in Lost Island Twp., Palo Alto Co., IA

FARMLAND AUCTION

Thursday, November 16, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Ruthven American Legion 1602 Main Street, Ruthven, IA



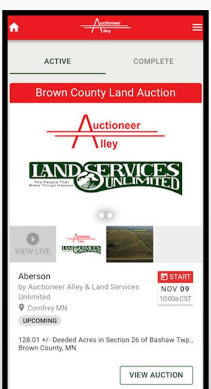
PROPERTY LOCATION: From Ruthven, IA: Go East on 350th Street for 1/2 a mile, then go north on 355th Avenue for 2 miles.

PROPERTY LEGAL DESCRIPTION: 190.06 Deeded Acres: The SW 1/4 NE 1/4 & the SE 1/4, EXCEPT 3.51 AC Tract & 6.43 AC Tract all in Section 32, Township 97 North, Range 34 West, Palo Alto County, Iowa.

AUCTION SALE TERMS: The IBSK Farm will be offered for sale as 2 parcels on our multi parcel board bidding system on sale day. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 28, 2023, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is open to be farmed in 2024 by the new buyer. The property is being sold subject to a 2023 crop lease. Sellers will keep all 2023 farm rent. Real estate taxes will be prorated to December 31, 2023. All real estate taxes thereafter to be paid by the buyers. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and aren't able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: Land buyers, what an excellent opportunity to buy a some top tier Iowa Farmland! This high quality farm carries a CSR2 rating of 78.9. This farm is in organic production and has been certified organic for 3 years. This farm has great access being located right off a hard surface road. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you in Ruthven on November 16th! Respectfully, Dustyn Hartung and Sales Staff.

ONLINE BIDDING AVAILABLE
THRU OUR MOBILE APP!



Owner: IBSK

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

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ATTORNEYS AT LAW

Michael E. Gabor, Closing Attorney for Sellers