



FARM LAND AUCTION

INCLUDING HOME AND FARMSTEAD

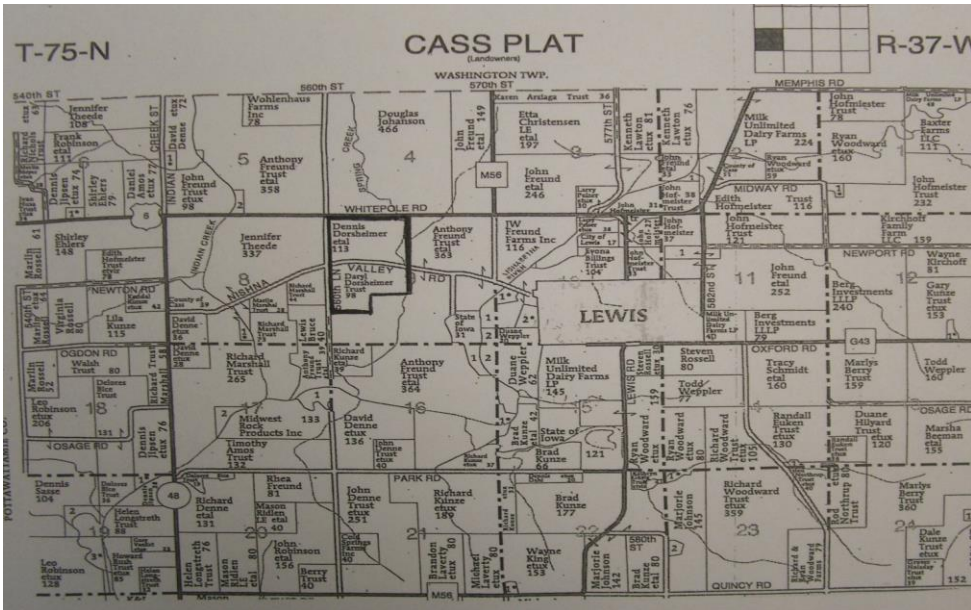
204.25 Acres M/L CASS TWP, CASS COUNTY, IOWA
CROPLAND HAS BEEN ORGANIC CERTIFIED FOR 25+ YEARS

Tuesday, December 18, 2018 10:30 AM

***Sale Location: Griswold Community Building, Griswold IA 51535**

(601 2nd Street, Griswold IA 51535)

Farm Location: 1 Mile West of Lewis IA on Nishna Valley Road. Property Address: 56293 Nishna Valley Road, Lewis IA 51544



As an Owner, Tenant and Operator of this diversified farm, Daryl has decided to retire. He and his Father operated as organic for many years using crop rotation including oats, wheat, corn, soybeans, and alfalfa. CSR2 on South Side is 81.6, CSR2 on North Side is 78.1 (Surety Mapping). Recent soil test show 4.5 - 5.5% Organic Matter. This farmland has been well taken care of by the family for over 65 years.

The property includes the 3 bedroom , 2 bathroom home built in 1965. The main level has 2 bedrooms a bathroom a very nice great room featuring a stone wall around the fireplace, living room, kitchen, dining area, and storage room with cedar closet.

The lower level is a walk out into the double garage and has 2 large living or rec rooms, a bedroom, bathroom, utility room And storage room. Total Main level square feet is 1634 and another 1634 square foot mostly finished basement. (Buyer to update Septic) Other features of the property include steel pipe fencing and working facilities for their cattle operation, 28' X 60' barn with steel siding, 45' X 56' machine shed, 28' grain bin, and other out buildings. New Pasture Fences Recently.

Brief Legal Description: NW ¼ AND THE NW ¼ OF THE SW ¼ AND 15 A. in the NE ¼ of the SW ¼ in Section 9,

T-75-N, R-37-West of the 5th P.M. Cass Township, Cass County, Iowa

FSA Information: Farm 5959, Tract 7463. Farmland 108.15 acres, Cropland 65.08 acres (North side of Road)

Farm 5960, Tract 7464. Farmland 96.71 acres, Cropland 79.89 acres (South side of Road)

FSA 2018 Certified Acres: Corn 33.5, Beans 12.92. Grass Hay 24.85, Wheat 20.5, Oats 22, Alfalfa 10.47, Pasture 73.81

Court House Information: 210.76 Gross Acres, 204.25 Taxable Acres. Property Taxes \$8,076 / Year

Buyer to have full Possession for 2019 Crop Year

Auction flyer available on Auctionzip.com

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 10% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before January 18, 2019 for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given on March 1, 2019. Buyer will be responsible for their own Title Opinion. Bids are not subject to finance. Financing arrangements must be made before auction date. Property taxes prorated to closing date.

Note: Property Connection Real Estate represents the Sellers at this auction. Any announcements made sale day will take Precedence over all printed material. All information provided was gathered from sources deemed reliable but not guaranteed by Property Connection Real Estate. Bidders are urged to inspect the property and verify any information to their satisfaction.

OPEN HOUSE TO BE ON SUNDAY DEC 16TH 1P.M. TO 3P.M. OR BY APPOINTMENT. CALL LEROY PHILLIPS AT 712-249-1606

Daryl Dorsheimer, Janis Kunze, Dennis Dorsheimer, Owners

Dennis 'Leroy' Phillips Broker/Auctioneer 712-249-1606

Sale arranged and conducted by Property Connection Real Estate

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Licensed in the State of Iowa

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