

LAND AUCTION

220 m/I ACRES ~ CASS COUNTY

Tract 1: 160 acres m/I ~ Tract 2: 60 acres m/I

Sale will be held at Cumberland Community Building ~ 200 West 2nd St, Cumberland, IA

Monday, Nov. 21, 2022 ~ 10:00 a.m.

Tract 1



Edna Township ~ Sec 8
Taxable acres: 156 m/I
Cropland acres: 141
Average CSR2: 63.1
Gross property taxes: \$4,431
120'x50' shed w/vapor barrier on roof
2 deep wells * 30,000' of tile
400' fence line concrete bunks
Fiber optic internet
Calving/surveillance cameras
Alliant Energy electricity
2 - 7T bulk bins * 8,000 bushel bin



Tract 2



Union Township ~ Sec 18
Taxable acres: 57 m/I
Cropland acres: 31
Pasture acres: 26
Average CSR2: 75.7
Gross property taxes: \$1,656
Deep well ~ AMU electricity
6,000' of tile



All portable gates and livestock equipment ARE NOT included in the auction

Abbreviated Legal Description

Tract 1: Cass County, Edna Township; NW1/4 of section 8-74-35

Tract 2: Cass County, Union Township; E3/4 NE1/4 NE1/4, E3/4 SE1/4 NE1/4 of section 18-75-35

Sale Procedure: Tract 1 will be sold first followed by Tract 2. Land will be sold at auction to the highest bidder on day of sale.
Tract 1: 156 x final bid. Tract 2: 57 x final bid.

Seller reserves the right to refuse any or all bids. Successful bidder will pay 10% earnest money on the day of sale to be held in escrow by Mailander Law Office, Attorney and Closing Agent. Balance is due and payable at closing on or before 1/1/2023.

Full Possession on 3/1/2023

Real Estate Taxes: prorated to date of closing, seller will pay all previously billed or accrued real estate taxes.

ANNOUNCEMENT

Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. Any announcements made auction day by the Auction Company will take precedence over any previous printed materials or oral statements. CSR2 data was obtained from Surety Agridata Inc.

Cory & Amy Anstey



Cory Anstey ~ 712-779-0128

James Mailander Attorney and Closing Agent, 712-762-3844

Mark Venteicher, Auctioneer ~ 712-779-0169



For more pictures and information visit: www.massenlivestock.com