

FARM LAND AUCTION



76.53 Acres M/L Noble TWP, CASS COUNTY, IOWA
Thursday, September 26, 2024 11:00 AM

***Sale Location:** Griswold Community Building, Griswold IA 51535
(601 2nd Street, Griswold IA 51535)

Farm Location: 4 Miles South of Lyman IA on Hwy 71 to Yankton Road, West 1 Mile to 620th St., ½ Mile South. Farm Extends South to Youngstown Road.

Brief Legal Description: NE ¼ of the SE ¼ AND the SE ¼ of the SE ¼ (Exc the W 500' and the S 300') of Section 32, Noble Township, Cass County, Iowa.

T-74-N, R-36-West of the 5th P.M.

FSA Information: Farm #6138. Farmland 74.06 Acres, Cropland 60.10 Acres.

FSA 2024 Certified Acres: 60.10 Soybeans

Court House Information: 76.53 Gross Acres 73.94 Taxable Acres. Property Taxes \$2,494 / Year. CSR2: 63.8



Farm has some terraces and tile. Heavy tree coverage along creek provides for excellent Deer hunting.

Buyer to have full Possession for 2025 Crop Year ~ Auction flyer available on [Auctionzip.com](https://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 October 26, 2024 for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given on March 1, 2025. 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.

PROPERTY

CONNECTION REAL ESTATE



712-243-4408
LAND - HOMES - COMMERCIAL

Adam and Blair Rush, Owners

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

Diane Milner, Sales Agent 712-789-0580

Sale arranged and conducted by Property Connection Real Estate

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Licensed in the State of Iowa

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