

60.56 ACRES OF HIGHLY PRODUCTIVE PLYMOUTH COUNTY (REMSEN TOWNSHIP) FARMLAND FOR SALE BY SEALED BIDS

Legal Description:

The South 995.25 feet (measured at a right angle) of the South Half of the Northeast Quarter of Section 30, Township 92 North, Range 43 West of the 5th P.M., Plymouth County, Iowa. Contains a total of 60.56 Acres, inclusive of a Public Roadway Easement of 1.14 Acres. Said parcel is also subject to any and all other Easements of Record.

For the purpose of this Survey the South line of the NE¼ of said Section 30 is assumed to bear N 88 Degrees 40'39"W.

General Description:

Located only 3½ miles south of Remsen on Highway 140. The farm is level to gentle sloped and is the South 60.56 acres of the NE¼. Soil types include Galva, Primghar and Colo series of soils. These are silty clay loam subsoils with topsoil depths of 7" and topographies ranging from zero to nine percent. CSR2 soil ratings range from 78 to 95 with an average weighted CSR2 rating of 93.43. [Prospective Buyers should make independent inquiry of all information.]

Terms of Sale

Prospective buyers shall deliver written bids stating the bid in terms of dollars per acre. Total price for the tract shall be determined by multiplying dollars per acre bid by number of total acres (60.56 acres). Bids must be received at the law office of Murphy, Collins & McGill, PLC, 38 1st Ave NW, Box 526, Le Mars, Iowa 51031 by 1:00 p.m on Thursday, June 23, 2022. Top bidders will be invited to private auction to be held at the law office of Murphy, Collins & McGill, PLC, 38 1st Ave. NW, Le Mars, Iowa on Wednesday, June 29, 2022, at 10:00 a.m.

Real estate taxes are pro-rated to date of closing. Successful buyer shall execute a real estate contract requiring payment of 10% down day of sale and balance as soon as clear and merchantable title is evidenced. Possession will be delivered upon expiration of the current farm lease (3-1-23). The lease will be timely terminated by sellers. Second half farm rental will be assigned to Buyers. Sale subject to sellers' confirmation and to any terms and conditions announced or published anytime up to and including the date of the private auction.

Owners: Estate of Martha A. Soehren, Deceased, Neil W. Soehren, Executor

For further information contact attorney Michael P. Murphy, Murphy, Collins & McGill, PLC,

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