

141.7 ACRES OF HIGHLY PRODUCTIVE PLYMOUTH COUNTY (GARFIELD TOWNSHIP) FARMLAND FOR SALE BY SEALED BIDS

Legal Description:

The Southeast Quarter (SE ¼) of Section Six (6), Township Ninety (90) North, Range Forty-three (43) West of the 5th P.M., Plymouth County, Iowa, EXCEPT a parcel of land described as: Commencing at the Southwest Corner of the SE ¼ of said Section 6; thence East 347.0 feet along the South line of the SE ¼ of said Section 6 to the point of beginning; thence N 0 Degrees 06'W 476.0 feet; thence East 1204.0 feet; thence S 0 Degrees 06'E 476.0 feet to a point on the South line of the SE ¼ of said Section 6; thence West 1204.0 feet to the point of beginning, containing 13.16 acres, more or less.

General Description:

Located 2 miles North of Kingsley on Highway 140. The farm is in outstanding state of production on hard surfaced roads. Soil types include Galva, Colo, Ida and Radford series of soils. Topographies range from zero to nine percent with an average weighted CSR2 rating of 84.1. [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 (141.7 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, August 18, 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 Tuesday, August 23, 2022, at 10:00 a.m.

Real estate taxes are pro-rated to date of closing. Successful buyer(s) 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 seller. Sale subject to seller's confirmation and to any terms and conditions announced or published anytime up to and including the date of the private auction.

Owner: Millicent Crabb

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

38 1st Ave. NW, Box 526, Le Mars, Iowa 51031

ph. 712.546.8844, email michaelmurphy@premieronline.net