

32.14 ACRES OF PRODUCTIVE LYON COUNTY (DOON TOWNSHIP) FARMLAND FOR SALE BY SEALED BIDS

Legal Description:

That part of Outlots Eight (8), Nine (9), and Ten (10) in the Auditor's Plat of Outlots and in Lots Five (5) and Six (6), Block Nineteen (19), all in the Incorporated City of Alvord, Iowa, designated Parcel B in a Plat of Survey recorded on September 15, 2017, in Plat Book "19", at Page 71, in the Office of the Recorder of Lyon County, Iowa, subject to public highway and easements of record;

AND,

Bosler's Tract 1 in the Town (now City) of Alvord, Lyon County, Iowa, as shown by the Plat recorded in the Plat Book "15", at Page 85, in the Office of the Recorder of Lyon County, Iowa, EXCEPT the following three tracts:

Parcel A in Bosler's Tract 1 in the Town (now City) of Alvord, Lyon County, Iowa, as shown by the Plat recorded in the Plat Book "18", at Page 121, in the Office of the Recorder of Lyon County, Iowa; AND

Parcel B in Bosler's Tract 1 in the Town (now City) of Alvord, Lyon County, Iowa, as shown by the Plat recorded in the Plat Book "19", at Page 21, in the Office of the Recorder of Lyon County, Iowa; AND

Parcel C in Bosler's Tract 1 in the Incorporated Town of Alvord, Lyon County, Iowa, as shown by the Plat recorded in the Plat Book "15", at Page 85, in the Office of the Recorder of Lyon County, Iowa.

General Description:

Located in the southeast corner of Alvord, Iowa. Soil types include 486-Davis, 203-Cylinder, 608C2-Dempster series. Average CSR2 rating of 62 and CSR1 rating of 64.3. This farm has 31.66 tillable acres, with 0-9% slopes. Total acres are 32.14 acres, more or less.

[Prospective Buyer(s) should make independent inquiry of all information.]

TERMS OF SALE:

Prospective Buyer(s) shall deliver written bids stating in terms of dollars per total acres.

Total price shall be determined by multiplying dollars per acre bid by number of total acres (32.14).

Bids must be received at the Law Office of McGill Murphy & Collins PLC, 1403 Main Street, Rock Valley, Iowa by 12:00 p.m. on Friday December 8, 2023. Top bidders will be notified and invited to private auction to be held at the Law Office of McGill Murphy & Collins PLC, 1403 Main Street, Rock Valley, Iowa, on Friday, December 15, 2023, at 10:00 a.m.

Successful Buyer(s) shall execute a Real Estate Contract requiring payment of 10% down day of private auction and the balance on or before February 1, 2024. Possession shall be delivered at closing.

Sale is subject to Seller's confirmation and to any terms and conditions announced or published any time up to and including the date of the private auction.

**OWNERS: THERESA MEHRMAN, WILLIAM SCHREURS, JACQUELINE GROTEWOLD &
MARY SCHREURS**

FOR FURTHER INFORMATION, CONTACT:

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