**PUBLIC AUCTION**: Tuesday, February 12 at 10:30 AM

Auction to be held at the New Haven Community Center, New Haven, IA

Farm’s are located 1/2 mile east of New Haven. Please go to website for driving directions.

**REAL ESTATE TERMS & CONDITIONS**

DEPOSIT OF $50,000 PER TRACT IN CERTIFIABLE FUNDS (non-refundable) due on day of auction when successful bidder will execute a standard real estate contract. Remainder of purchase price due at closing in approximately 30 days. Current lease has been terminated for 2019. Sellers will pay transfer tax and provide a trustee warranty deed at closing. Real Estate taxes will be prorated to date of closing. The property is being sold “As is where is”. Legal details and closing handled by Brian McPhail, attorney for the trust, of Osage. Statements the day of the auction will take precedence over all prior communication, written or oral. The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by auctioneer or seller. All acres are considered more or less. Buyer is responsible to perform their own due diligence in regard to value and fitness of property. Sellers have the right to reject any or all bids.

**NO BUYERS FEE!**

Go to our website below for maps, terms & information.

**MITCHELL COUNTY LAND AUCTION**

108+ GROSS ACRES • 103+ NET ACRES

OFFERED AS 2 TRACTS

**TRACT #1**

73.13 gross / 71.00 net surveyed acres

Includes 10.5 acres in CRP

CSR 2 of 77

Gross yearly taxes - $1,820

FSA Farm #1986

Tract #323

DCP cropland 68.56 acres (10.5 acres of which are in CRP @ $223.67 per acre all set to expire 9-30-2023)

Corn Base – 42.2 Acres w/PLC yield of 140

Bean Base – 13.7 acres w/PLC yield of 49

**TRACT #2**

35.09 gross / 32.54 net surveyed acres

CSR 2 of 54

Gross yearly taxes - $540

FSA Farm #1986

Tract #8905

DCP cropland 30.12 acres

Corn Base – 22.2 Acres w/PLC yield of 140

Bean Base – 7.2 acres w/PLC yield of 49

Farm’s are currently enrolled in ARC-County

Buyer must abide by any current CRP contract rules.

** Seller: June Jahnel Trust, Carolyn Palsic Trustee**

**READY TO FARM IN 2019!**