

PAGE COUNTY, IOWA LAND AUCTION OF 430.48 TAXABLE ACRES

FRIDAY, OCTOBER 28TH, 10:00 AM

SALE LOCATION: ELKS LODGE, 709 FREMONT STREET, SHENANDOAH, IOWA

LAND SOLD IN 4 TRACTS, COMPLETE LEGAL DESCRIPTION ON CONTRACT

TRACT 1: 78.16 taxable acres of bottom land with a C.S.R. II rating of 80 from Surety AgriData. There are 74.38 DCP row crop acres with 4.02 acres of buffer strips at \$230 an acre till 2027. A quality tract of land. Taxes are \$27.10 per acre.

TRACT 2: is 156.04 taxable acres of bottom and upland pasture. There are 117.48 DCP row crop acres with a number of additional acres could be brought into production with conservation work. The C.S.R. II rating is 70.4 from Surety AgriData. There are several buildings and grain bins including an 18' x 20' bin built in 1986. Taxes are \$27.35 per acre. There was an old home site that would make a great building site overlooking the valley.

Both Tract 1 and 2 are 2 miles North of Shenandoah, Iowa, on A. Ave., Grant Township.

TRACT 3: 77.28 taxable acres 3 miles North of Shenandoah, Iowa, on A. Ave., Pierce Township. Farm has a C.S.R. II rating of 72 from Surety AgriData. There are 68.26 DCP row crop acres. Several terraces and with some conservation work you could bring several more acres into production. Taxes are \$27.87 per acre.

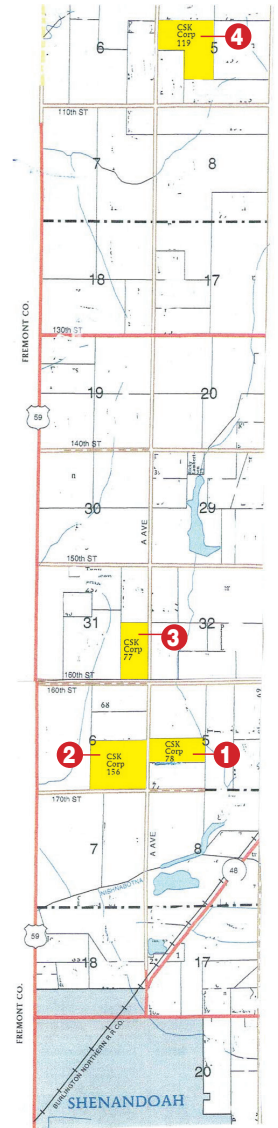
TRACT 4: 119 taxable acres 4 miles Northwest of Essex, Iowa, on A. Ave., Pierce Township. The C.S.R. II rating is 74.7 from Surety AgriData. There are 93.8 DCP row crop acres with balance in pasture, some timber and a pond. Many dollars have been put into conservation work on this tract.

TERMS OF SALE: Farms sold final bid on each tract x taxable acres. Buyer and seller entering into a contract with 10% down sale day by bankable check. Balance due by cashiers check, on or before February 1, 2023 when buyer will receive possession, good title, and appropriate deed. Closing at Gary Gee Law Office, 112 South Elm Street, Shenandoah, Iowa.

All announcements made sale day take precedence over printed material.

Auctioneers represent the sellers and bidders considered clients.

GlobalAuctionGuide.com or AuctionBill.com for More Information



CSK CORPORATION, OWNER

Gary Gee, Attorney

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