



**Appraisal &  
Real Estate  
Services**

# LAND AUCTION

View auction details, updates, or more pictures at [www.midwestlandauctions.com](http://www.midwestlandauctions.com) or  
[www.appraisalandrealestateservices.com](http://www.appraisalandrealestateservices.com)

## 76.32 Acres m/l, Grundy County, IA

Parcel 1– 76.32 Acres m/l

John Buskohl Estate

**Date:** November 7, 2019

**Time:** 10:05 am

**Auction Site:** Conrad American  
Legion

**Address:** 102 E Center St, Conrad,  
IA 50621

### **Auction Information**

#### **Method of Sale:**

This property will be offered at PUBLIC AUCTION as a single parcel. The bid will be per acre and will be multiplied by their respective acres (Parcel 1: 76.32 acres) to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.

#### **Seller:**

John Buskohl Estate

#### **Agency:**

Appraisal and Real Estate Services and their representatives are Agents of the Seller.

#### **Terms:**

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on November 7, 2019. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before January 9, 2020. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing, on or before January 9, 2020

Sale is subject to terms and provisions of existing farm lease until March 1, 2020, with seller retaining all of the 2019 Cash Rent. Formal termination has been completed for the 2019 crop year. Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

#### **Possession:**

At Closing, on or before January 9, 2020 subject to lease until March 1, 2020.

**Farm Located:** Section 15 of Felix Township in Grundy County, Iowa. Farm is located 3 miles northwest of Conrad, Iowa.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.*

Jammie W. Howard, Broker

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Contact for more Information:

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504 Second St Traer, IA 50675

Office: 319-478-2990

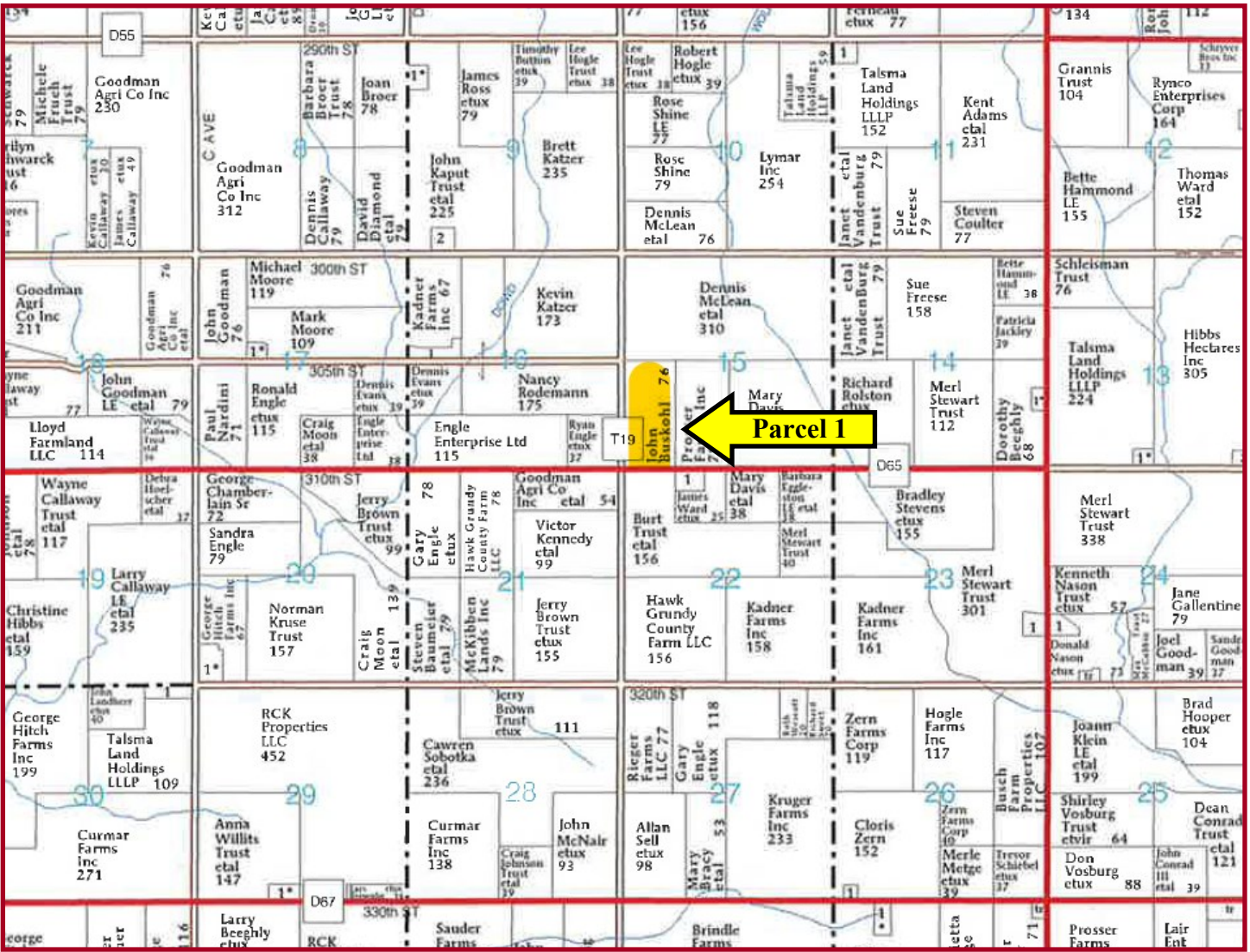
Keith Sash , Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

# Plat Map: All Parcels



## Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold “As Is—Where Is” and the buyers are purchasing subject to any easements or restrictions recorded.

Any announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

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# Aerial Photo: All Parcels



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# FSA Farm Data: All Parcels

Iowa  
 Grundy  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
**Abbreviated 156 Farm Record**

FARM: 1732  
 Prepared: 10/8/15 2:36 PM  
 Crop Year: 2016  
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	NONE	

Farms Associated with Operator:  
 None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.24	74.01	74.01	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	74.01	0.0	0.0	0.0	FAV/WR History		
							N	

ARC-IC NONE	ARC/PLC ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	37.5		189	0.0
SOYBEANS	36.5		55	0.0
<b>Total Base Acres:</b>	74.0			

Tract Number: 3299      Description: FELX 15 W1/2 OF SW1/4      FAV/WR History: N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

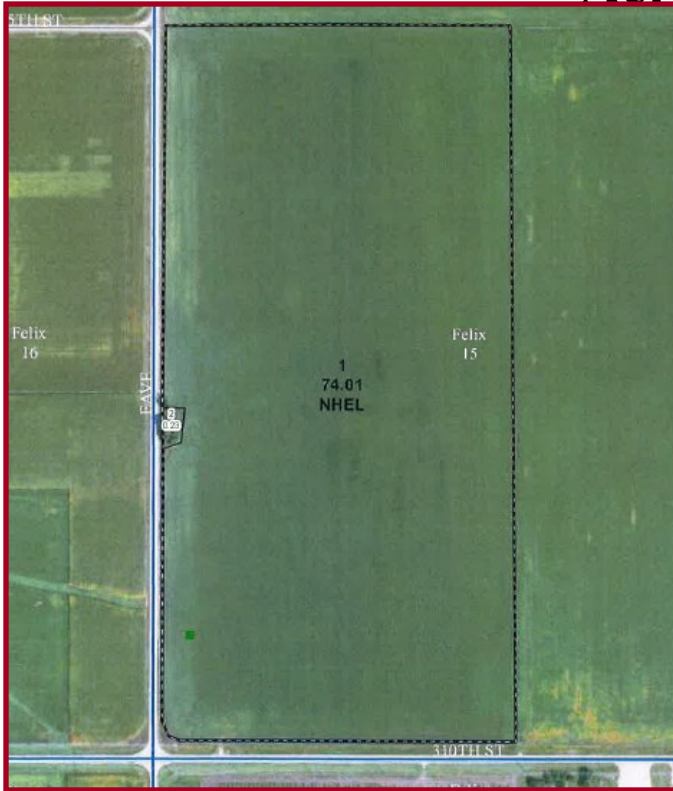
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
74.24	74.01	74.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	74.01	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	37.5		189	0.0
SOYBEANS	36.5		55	0.0
<b>Total Base Acres:</b>	74.0			

Owners: JOHN BUSKOHIL  
 Other Producers: None

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# Aerial Photo/Soil Map: Parcel 1



## Property Information:

### Parcel 1– 76.32 Acres m/l

- 76.32 acres taxable +/-
- 74 acres tillable +/-
- No CRP
- Tillable CSR2 94

## Legal Description:

W 1/2 of SW 1/4, All in Section 15, Township 86 North, Range 18 West of 5th P.M., Grundy County, Iowa. Actual legal to be determined by abstract.

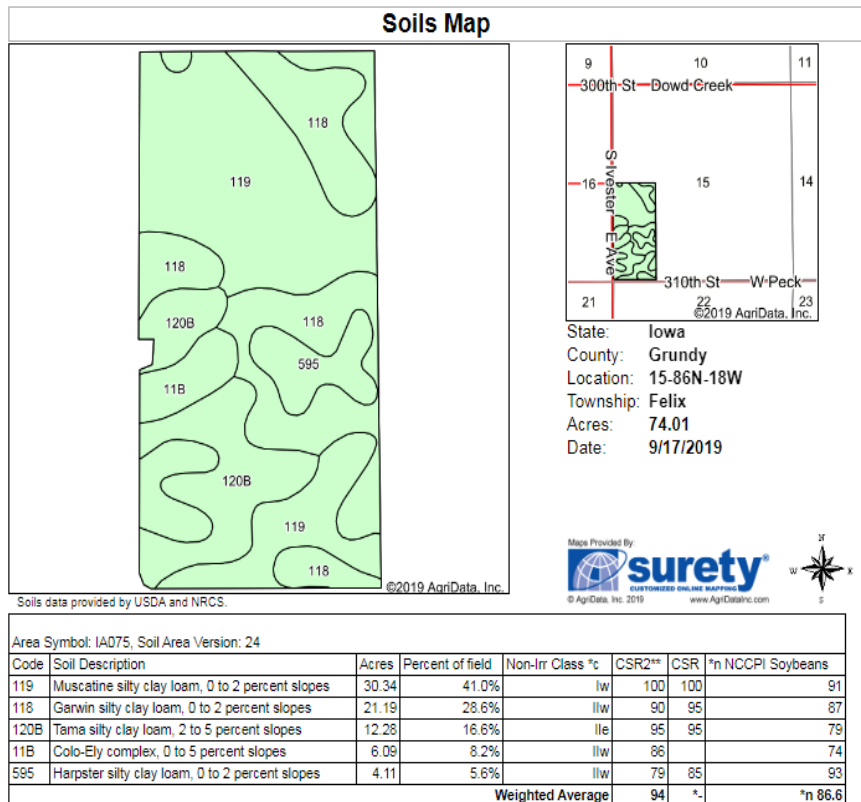
## Real Estate Taxes– Estimated:

\$2,290/year

## FSA Data– Estimated:

Corn Base Acres: 37.5

Corn PCL Yield: 189



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# Parcel 1: Photos



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## Reasons to Choose Appraisal & Real Estate Services

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- Over 50 years of combined Experience Residential, Commercial & Ag Properties
- Expertise in Local Market gives you an educated Market Analysis at no Charge.
- Large Marketing Area since we are a Member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful Record Auctioning Farm Land with Online Bidding
- Large Community Performance with Small Town Charm

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