

Osceola County, IA FARMLAND AUCTION



Prime Iowa Farmland 91.9 CSR2
4 Miles West of Sibley
5 Miles Southeast of Little Rock

78±
Acres

Offered in 1 Tract



Auction Ends:

SEPT 28TH AT 10 AM CDT

TIMED ONLINE AUCTION



Murray Wise
ASSOCIATES LLC

www.MurrayWiseAssociates.com
800.607.6888



HALL AND HALL

www.HallHall.com
800.829.8747

Osceola County, IA FARMLAND AUCTION

Timed Online Auction

Bidding Opens: September 27th at 12PM CDT

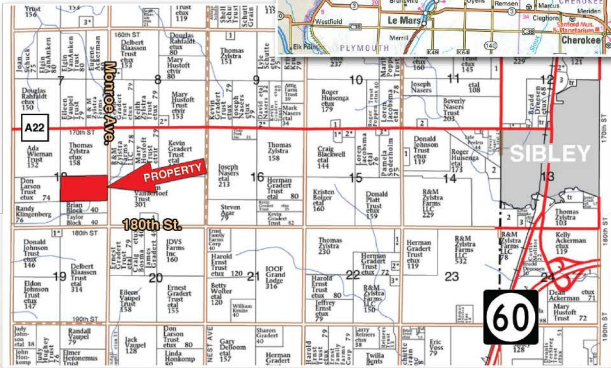
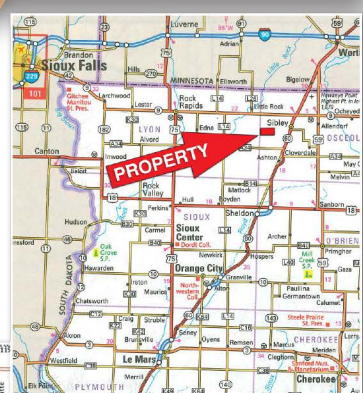
Bidding Closes: September 28th at 10AM CDT

Property Information

78.25 +/- Acres of Prime Iowa Farmland. Primary soil types are Sac silty clay loam and Havelock loam, 91.9 CSR2.

Directions

From Sibley travel west on 170th Street for approximately 4 miles. Turn South on Monroe Ave, travel approximately half a mile, the farm will be on your right (west side of the road). Located in Section 18 of West Holman Township.



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info@mwallc.com



78± Acres

Monroe Ave.

180th St.

REGISTRATION
DEADLINE:
SEPT. 27TH
AT 12PM CDT

AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in one tract. The property is available for online bids only at MurrayWiseAssociates.com beginning Tuesday, September 27th, 2022 at 12:00 PM CDT. Bidding concludes on Wednesday, September 28th, 2022 at 10:00 AM CDT. Bidding will be on a dollars per acre basis.

REGISTRATION: To register to bid online visit MurrayWiseAssociates.com. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: Bidding ends Wednesday, September 28th, 2022 at 10:00 AM CDT with a "soft close", meaning that a high bid placed on the tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes on the tract. The final bids and Purchase Agreement are subject to acceptance or rejection by the Seller. Upon the close of the auction the winning bidder will sign the Contract to Purchase via DocuSign.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the execution of the purchase contract. The down payment shall be made via a wire transfer as a non-refundable deposit. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before October 26th, 2022.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2022 crop lease.

TITLE: Seller will provide an Abstract of Title to the real estate to the successful buyer free and clear of liens.

2022 INCOME: All 2022 farm income shall be retained by the Seller and all 2022 farm expenses shall be the responsibility of the Seller.

REAL ESTATE TAXES & ASSESSMENTS: The 2022 calendar year taxes shall be paid by the Seller. Seller shall credit Buyer at closing for said

taxes if the 2022 calendar year taxes have not yet been paid. Buyer is responsible for 2023 calendar year taxes and all subsequent taxes.

SURVEY: No survey work will be performed.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller, Hall & Hall or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller, Hall & Hall or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller, Hall & Hall and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Hall & Hall, Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Hall & Hall and Murray Wise Associates LLC are exclusive agents of the Seller.

SELLER: Thelma C. Brown Revocable Trust



**Murray Wise
ASSOCIATES LLC**

Murray Wise Associates, LLC
214 North Main Street
PO Box 537
Clarion, IA 50525

Beecher County, IA

FARMLAND AUCTION
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SEPT 28TH

10 AM CDT

John Kirkpatrick #B22570000

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