

PUBLIC LAND AUCTION

106 +/- Acres Farmland Harrison County Iowa

LIVE & ONLINE BIDDING

AUCTION DETAILS

Friday October 7, 2022 | 10:00 AM
Logan Community Center
108 W. 4th St. Logan IA 51546

Online Bidding Opens
Friday September 30, 2022 | 10:00 AM

PROPERTY DETAILS

106 +/- Acres offered as one tract
Located in Sections 25 & 26
Jefferson Township Harrison Co. IA
• 1/2 mile S. of Logan IA on Highway 30
• Full possession to farm in 2023

Seller: Logan Farm Trust


Midwest
Ag Services, Inc.

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Midwest Ag Services is honored to be representing the Logan Farm Trust in the sale of 106 +/- Acres located in Harrison County Iowa. The property will be offered as one tract with live & online bidding.

The 106 +/- Acres consists of a combination of high-quality bottom land & terraced upland located in Sections 25 & 26 in Jefferson Township approx. 1/2 mile S of Logan on Highway 30 in Harrison Co. IA.

Mark your calendars! You don't want to miss this once in a life-time opportunity to add this farm to your operation or investment portfolio.

Auction Method: The farm will be sold as one tract on a per-acre basis to the highest bidder. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The bidding increments are at the sole discretion of the Auctioneer.

Contract & Abstract: The successful bidder will sign a purchase agreement upon completion of the auction. Seller will provide continued abstract at their expense.

Earnest Deposit: 10% earnest money due at completion of the auction.

Closing: On or before November 7, 2022. The balance of the purchase price due at closing by cashier's check or wire transfer.

Possession: Subject to the 2022 cash rent lease which expires on February 28, 2023. Seller retains 100% of the 2022 cash rent. Buyer will receive full possession to farm in 2023.

Bidder Registration: All prospective online bidders must register with Midwest Ag Services, Inc. no later than 24 hours before live auction begins. All online bidders must be approved to bid. Call 402-618-1326 for assistance.

Other Provisions:

- The buyer will be purchasing the property in its "as is, where is" condition.
- Real Estate Taxes will be pro-rated to date of closing.
- The sale is not contingent upon financing, the buyer must have financing approved prior to the live auction.
- The Seller reserves the right to reject any or all bids.
- The Seller shall not be obligated to furnish a survey.
- If a buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- This real estate is selling subject to all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. is acting as the Seller's agent.
- Any announcements made at the Auction will take precedence over previously printed materials or oral statements.

Disclaimer: All the information contained herein is presumed to be accurate according to the best available information from sources deemed reliable. All information should be verified for accuracy by interested parties.

106 +/- Acres

Sections 25 & 26 Jefferson Township

Cropland: 104.99 FSA Crop Acres

CSR2: 77.6

2021 Real Estate Taxes: \$3,706 per year

Improvements: 9,000-bushel grain bin

FSA Farm Number 803

Corn Base: 68.5

PLC Yield: 160

Soybean Base: 30.7

PLC Yield: 42





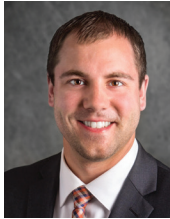
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**Farm Sales, Farm Appraisals
and Farm Management.**

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Council Bluffs IA 51502
(712)-323-5353
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Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932

Menke Auction & Realty
Auctioneer

An aerial photograph of a large farm tract. The land is mostly green, with some brown patches. There are several buildings, including a large white barn and a house, and a road winding through the property. The sky is clear and blue.

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More Info
www.MidwestAgServices.com