



PUBLIC LAND AUCTION

120 & 240 +/- Acres Pottawattamie Co. Iowa
LIVE & ONLINE BIDDING

AUCTION DETAILS

Wed November 16, 2022 | 10:00 AM
Oakland Community Building
614 Dr Van Zee Rd, Oakland, IA 51560

Online Bidding Opens
Wed November 9, 2022 | 10:00 AM

Open House on Nov 6, 2022 | 1-3 PM

PROPERTY DETAILS

360 +/- Acres Offered as Three Tracts

Tract #1: 117 +/- Acres
Section 29 Lincoln Township Pott. Co. IA

Tract #2: Acreage with 3 +/- Acres
23614 500th St. Walnut IA 51577

Tract #3: 240 +/- Acres
Section 33 Lincoln Township Pott Co. IA

Sellers: Bobby J. Beckendorf Revocable Trust. Beverly A. Beckendorf Revocable Trust



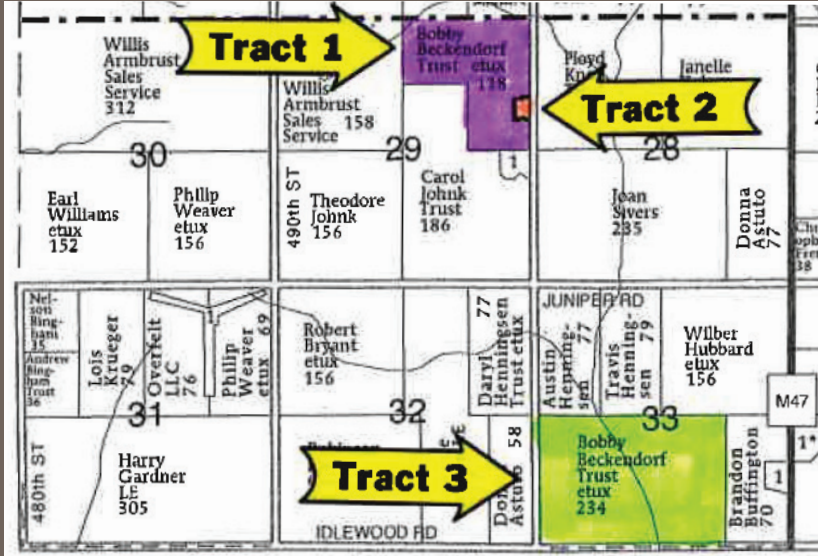
Midwest
Ag Services, Inc.

PUBLIC LAND AUCTION

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Lincoln
Township
Plat

Midwest Ag Services, Inc. & Acre Co. are honored to be representing the Beckendorf Trust in the sale of 360 +/- Acres of quality farmland located in Pottawattamie County Iowa. The property will be offered as three tracts with live & online bidding.

The Public Land Auction is scheduled for Wednesday November 16, 2022, at 10:00 AM at the Oakland Community Center located at 614 Dr Van Zee Rd, Oakland, IA 51560. Online Bidding Opens on Wednesday November 9, 2022, at 10:00 AM

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

Auction Method: Tract #1 will be sold, then Tract #2 will be sold, then Tract #3 will be sold. Tracts #1 & #3 will be sold on a per-acre basis to the highest bidder. Tract #2 will be sold by the dollar 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 deposit due at completion of the auction.

Closing: On or before December 20, 2022. The balance of the purchase price due at closing by cashier's check or wire transfer.

Possession: Buyer will receive full possession to farm in 2023 Subject to the 2022 cash rent lease. Seller reserves the use of the bins until July 1, 2023. Seller will retain 100% of the 2022 cash rent. Buyer will receive full possession of the acreage at closing.

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 and all bids.
- The Seller shall not be obligated to furnish a survey for Tract #1 or Tract #3.
- The Seller will provide a survey of the acreage being sold as Tract #2.
- If a buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the earnest deposit will be forfeited.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. & Acre Co. are acting as the Sellers 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.

Tract #1: 117 +/- Acres Section 29 Lincoln Township, Pott. Co. IA

Cropland: 113.3 FSA Cropland Acres (Estimated)

CSR2: 70.2 (Estimated)

Real Estate Taxes: \$3,536 per year (Estimated)

Improvements: Two 8,900 bu bins (Estimated) w/ fans & dryer units. Built in 1970.



Tract #2: 3 +/- Acre Acreage 23614 500th St. Walnut IA 51577

House: 1780 SF 2-Story Farmhouse w/ 4 Beds & 1 Bath. New Roof in 2021, new Furnace 2016. Built 1920.

Garage: 24' x 36' double garage fully finished w/ office & bathroom. Built 1995.

Shed: 100' x 50' w/ concrete floor & 6' wood grain liner. 14' x 16' overhead electric door & 20' x 14' sliding doors.

Real Estate Taxes: \$1,332 per year (Estimated)



OPEN HOUSE
Sunday | November 6, 2022 | 1-3 PM

Tract #3: 240 +/- Acres Section 33 Lincoln Township, Pott. Co. IA

Cropland: 224.62 FSA Crop Acres

CSR2: 71

Real Estate Taxes: \$7,746 per year

CRP:

6.48 Ac @ \$300/Ac Expires 2031

2.13 Ac @ \$255/Ac Expires 2022



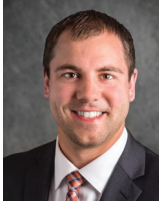
Midwest Ag Services, Inc.

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

245 W. Broadway PO Box 845, Council Bluffs IA 51502
(712)-323-5353 www.MidwestAgServices.com



Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932



Jon Hjelm
Auctioneer
712-240-3529



Theodore Wonio, Closing Attorney
Rasmussen, Nelson and Wonio, PLC, Atlantic, Iowa

PRSR STD
US POSTAGE
PAID
FIRESPRING

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- Well Cared For & Highly Tillable
- Full Possession to Farm in 2023
- Beautiful Acreage with Shed!

More Info
www.MidwestAgServices.com

