



# Public Auction



APPROX. 151 UNIMPROVED ACRES  
OF ELKHORN TWP.,  
PLYMOUTH COUNTY, IOWA FARMLAND

## Saturday, December 19, 2009 • 10:05 a.m.

Sale Site: Kingsley Community Center, Kingsley, IA

**LEGAL DESCRIPTION:** A parcel of land located in the Northeast Quarter (NE 1/4) of Section 19, Township 90 North, Range 44 west of the 5th P.M., Plymouth County, Iowa consisting of approximately 151 acres, more or less.



### GENERAL DESCRIPTION:

In the offering is an outstanding 151 acres of farmland in Elkhorn Township. The Plymouth County FSA shows approximately 150.5 cropland acres. The corn base is 87 acres and soybean base is 62 acres. The proven yield on corn is 166 bushels and soybeans is 48 bushels. The soil types are predominately Galva and Radford silty clay loam with sprinkles of Colo and Ida silty clay loam. The CSR on this farm ranges up to 72.

This farm is located close to strong grain and livestock markets. This land would make an excellent addition to an existing farm, as this is one of the better producing farms in Elkhorn Township. If you're looking for great farmland on a hard surface road, this is the ground you have been looking for.

**TERMS:** The current tenant has the option to lease for the 2010 year as notice of termination of lease was not given prior to 9/1/09. Purchases (s) will be expected to pay 10% of the purchase price on the date of the sale and pay the balance on or before February 1, 2010. This property is sold without buyer contingency of any kind, so have financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The current annual taxes are approximately \$2692. The sellers will pay all taxes up to date of possession on approximately February 1, 2010. Descriptions and information are from sources deemed reliable, however, neither the Seller nor Auctioneer/Broker are making any guarantees or warranties, actual or implied. Property sold "as is", inspect to the extent deemed necessary and rely upon your own judgment when bidding. Auctioneer/Broker is representing the Sellers' interest in this transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale by the auctioneer shall supersede any previous written terms.

**See More Pictures On Our Web Site**



*If you would like more information on this farm or any others we have, or if you are considering selling some land, we have a nationwide network of investors and buyers looking for good land of all sizes. Contact Chuck Hardie Auction Services and we will be glad to help you.*



**Virgil & Rosemary Sitzmann Estate, Owner**  
**Pamela Zellmer, Executrix**

**Pamela Zellmer: 712-870-3703 or Dennis Sitzmann: 712-251-8289**  
**Neal B. Ehrich, Attorney for the Estate**

## Chuck Hardie Auction Services

[www.chuckhardieauctions.com](http://www.chuckhardieauctions.com)

712-378-3232  
712-540-9990 (cell)

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