

Absolute Floyd Co., Iowa, Land Auction

Featuring 185 Acres ± of Highly Productive Farmland

— Offered in 2 Tracts —

Wednesday, November 4 • 5:35 p.m.

Auction to be held at the Gil & Donna White Charles City FFA Enrichment Center at the Floyd County Fairgrounds, 2516 7 Mile Rd., St. Charles, Iowa

Farmland Located approx. 3-1/2 mi. East of Charles City, Iowa, on Clark Street/ 210th Street, to Underwood Avenue/B57, then South to 220th Street, then East approx. 2-1/4 mi. to Walnut Avenue, then South on gravel approximately 1/2 mi. Property lies on West side of road, directly across from old rock quarry. Watch for signs.

Legal Description: (true legal to govern) Section 22, Twp. 95N, Range 15W in Floyd County, Iowa

Tract 1 - 18.4 Acres ±

This tract features secondary bottom land, 100% tillable, which is at present in corn production. CSR2 soil rating is 77.6 average on tillable acres only. Excellent soil types include Waukee loam, Dickinson fine sandy loam, and Rockton loam. **TAXES:** \$487.00

Tract 2 - 166.39 Acres ±

Located just west of Tract 1. Driving directions from Tract 1 South on Walnut Ave. to “T” then right (WEST) 1/4 mile on 230th Street. Property lies on North side of road. This tract features 162.4 tillable acres (98%) which is currently all in corn production. This is a gently rolling farm with excellent soil types consisting of Protivin clay loam, Clyde silty clay loam, Riceville silt loam, Dickinson fine sandy loam, Floyd loam, Ostrander loam, and Saude loam. **TAXES:** \$4,401.00

Auctioneer’s Note: Farmland has been leased for the last several years. New owner will receive full possession at closing. This farm represents highly productive soil ratings with good CSRS. If looking to expand your farming operation, make plans now to attend this auction for land may sell in your price range. Online bidding available for pre-qualified buyers. For additional details, soil maps and tax information visit YoungerAuction.com.

TERMS: 10% down payment per tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing merchantable abstract and deed. Balance is due at closing on or before 30 days. Escrow to be held at and legal contracts prepared by the office of Pritchard Law Office, PC, 103 N. Main St., Charles City, IA. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

Don Stanley Estate
Carolyn A. Stanley, Executor