

FRIDAY, SEPTEMBER 10, 2021, 10:00AM AUDUBON RECREATION CENTER 703 SOUTHSIDE AVE, AUDUBON, IA 50025

AUDUBON COUNTY FARMLAND AUCTION

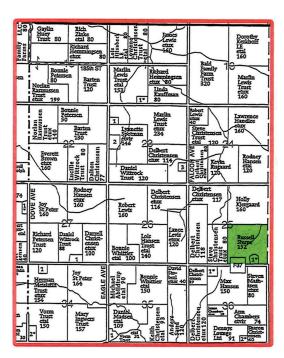
Russell R. Shupe Estate, 266.89 Acres M/L sold in 2 tracts,

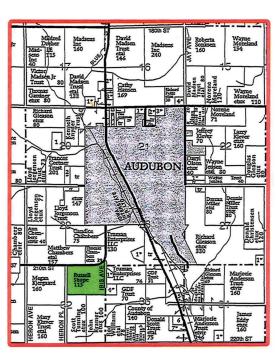
Tract #1: 151.89 acres M/L, Section 25, Douglas Township

CSR-2: 73.1 per Surety[®], 151.5 crop acres, Taxes: \$5,030

Tract # 2: 115 Acres M/L, Section 32, Leroy Township

CSR-2: 62.6 per Surety[®], 109.47 crop acres, Taxes: \$3,164





Terms: 10% down 9/10/2021, balance due 12/1/2021, with full possession 3/1/2022. Closing Attorney Joseph T. Rasmussen of Rasmussen, Nelson & Wonlo PLC.

Bids are not subject to financing.

All bidding increments shall be at the discretion of Wayne Hansen Real Estate, LLC.
All information is believed to be accurate, but not guaranteed by sellers
or Wayne Hansen Real Estate, LLC.

Wayne Hansen Real Estate, LLC represents the seller in this transaction.

Announcements sale day take precedence.