

# PUBLIC AUCTION

**Carroll County, Iowa Farmland**

**131 acres M/L, in Sec. 20, Jasper Township**

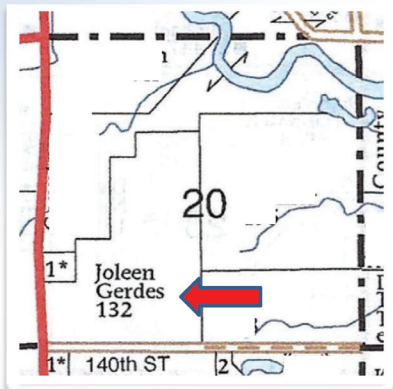
**Saturday, August 6 @ 10:00 A.M.**

Sale to be held at Immanuel Lutheran Church in Lidderdale  
103 4<sup>th</sup> St., Lidderdale, IA 51452

**Location of farm:** 7 miles North of Glidden, East side of Hwy 286;

**Legal Description:** The EAST 785' OF THE SOUTH 750' AND THE SOUTH 36' OF THE WEST 539.57' OF THE SE 1/4 NW 1/4; AND LOT 2 OF THE NW 1/4 SW 1/4; AND THE SW 1/4 SW 1/4 EXCEPT LOT 1; AND THE E 1/2 SW 1/4, ALL IN SECTION 20 TOWNSHIP 85 NORTH, RANGE 33 WEST OF THE 5<sup>TH</sup> P.M., Carroll County, IA

**General Description:** A very productive tract of land, located close to competitive market outlets that has been well cared for with excellent farming practices.



## FSA Facts & Figures:

**DCP Cropland 131.13 acres**

	Base Acres	PLC Yield
Corn	65.5	166
Soybeans	65.5	45

**Total Base Acres: 131**

**CSR 2: 82.9**

**Farm will be sold in one parcel**

**Terms:** 10% down payment made day of sale with the balance due in approximately 30 days. The successful bidder will be required to sign a standard real estate contract on day of sale. Taxes will be prorated until the date of possession, March 1, 2023. **Note:** All facts and figures have been researched from reliable sources, but are not guaranteed of their accuracy. All announcements made day of sale take precedence over any previous advertisements.

## Joleen Gerdes Estate

**Attorney for Estate: Ron Eich, Carroll, IA**

**Auctioneers: Steve Seidl 712-210-0209 and Chris Ludwig 712-830-9879**

To see soil type maps go to website: [seidlauction.com](http://seidlauction.com) or [auctionzip.com](http://auctionzip.com)