

# 234 ACRES - MITCHELL COUNTY, IA FARMLAND AUCTION



**High Quality Farms on Hwy 218 between Osage and St. Ansgar**  
**TIMED ONLINE AUCTION - BIDDING AVAILABLE AT BID.DREAMDIRT.COM**



**TRACT 1: 87.4 CSR2, buffer strip CRP, hard surface road access**



**TRACT 2: 94.1 CSR2, \$3,000 turbine easement payment, pattern tilled**

## ONLINE BIDDING ONLY, OPEN NOW! BID.DREAMDIRT.COM






Bidding ends June 5 at 2PM. An optional bidding location will be held from 1PM to 2PM at 4109 4th Street SW in Mason City, IA.

### AGENT COMMENTS

**This pair of high-quality farms are located on Highway 218 between Osage and St. Ansgar, Iowa. The farms are located 1/2 a mile apart. The family WILL NOT bid on any of the real estate, they have satisfied themselves by retaining 80 acres of the Section 26 farm. Buyers will be getting a rent credit at closing of \$125 per tillable acre for 2019 rent.**

### DIRECTIONS

**Tract 1: From Osage, travel N on Hwy 218 for 5.3 miles. Tract 1 is located on the NE corner of Highway 218 and 420th St. Tract 2: From Osage, travel N on Hwy 218 for 4.5 miles, then turn left on 410th St. Proceed for 0.2 miles, and Tract 2 will be on your right.**

 <b>SELLER</b>	<b>Hungerford Family</b>
 <b>SALE METHOD</b>	<b>Timed Online Auction</b>
 <b>POSSESSION</b>	<b>Landlord possession at closing plus \$125 per tillable acre rent credit.</b>
 <b>CLOSING</b>	<b>On or before July 5, 2019.</b>
 <b>EARNEST MONEY</b>	<b>5% of the purchase price will be due upon signing of purchase agreement.</b>

Terms and Conditions Identification will be required to register to bid during this auction. Video and audio recording devices will be in use during the auction which may be broadcast via the Internet or used in other places. Bidding increments are at the sole discretion of the Auctioneer who may accept or reject any bid. Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with DreamDirt Farm and Ranch Real Estate LLC or other approved holding account the proper non-refundable earnest deposit. The Seller(s) will provide a current abstract or other title conveyance instrument at their own expense unless otherwise noted. The sale is not contingent upon buyer financing, all bids are cash bids. This sale is subject to all easements, covenants, leases, and restrictions of record. Buyers must do their due diligence prior to bidding. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller unless specifically stated. You agree by bidding that you will enroll any CRP acres in your name upon gaining ownership or abide by continuing requirements of any government programs or conservation programs on the farm or pay any necessary penalties should you choose not to. The seller reserves the right to accept or reject any and all bids. The successful bidder(s) acknowledges that they are representing themselves or have hired representation using their own financial means to complete the auction sales transaction. Any announcements made on auction day by the Auctioneer will take precedence over any previous material or oral statements. The Auctioneer may accept absentee, phone or internet bids from bidders who can not attend the auction or bid on behalf of the seller to advance toward any reserve until the reserve is achieved. Bidding remotely does not guarantee anonymity. All decisions of the Auctioneer are final. The auction is open to the public contingent upon proper behavior. The Auctioneer may ask you to leave if your behavior is not in the best interest of the seller.

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