



DreamDirt

3 Ellefson Drive | De Soto, IA 50069 | Licensed in Iowa

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DreamDirt.com

FARMLAND FOR SALE

155 Acres - Clarke County, IA








AGENT COMMENTS

This 155 acre farm located west of Osceola, IA in Clarke Co. IA has 133 acres tillable that could be rented for \$160 - \$180 an acre. The farm is currently open for the 2019 crop year. Access to all the fields are in good condition. This farm can also offer some hunting. If you're looking for an investment and hunting property, come take a look!

DIRECTIONS

From Osceola, head west on US-34 for 5.2 miles. Turn left onto Lacelle Rd. Continue south for 1.4 miles. Farm will be on your left. Watch for signs.

 LISTING	DDL - 25134
 SALE METHOD	Listing
 POSSESSION	Open lease for 2019 season
 CLOSING	Possession immediately upon closing
 TAXES	\$2,536 Annual

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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HAVE PROPERTY TO SELL? GET A FREE MARKET ANALYSIS TODAY BY CALLING (855) 376-3478.



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