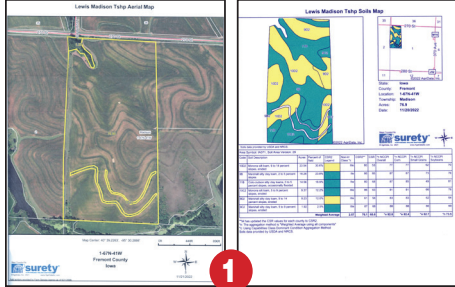


LAND AUCTION

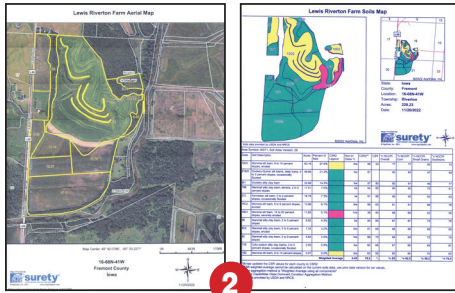
OF 572.49 TAXABLE ACRES FREMONT COUNTY IOWA LAND

FRIDAY, MARCH 10TH, 2023, 10:00 AM

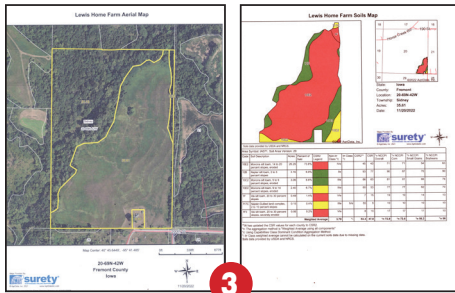
ELKS LODGE, 709 SOUTH FREMONT STREET, SHENANDOAH, IOWA
— LAND SOLD IN 6 TRACTS —



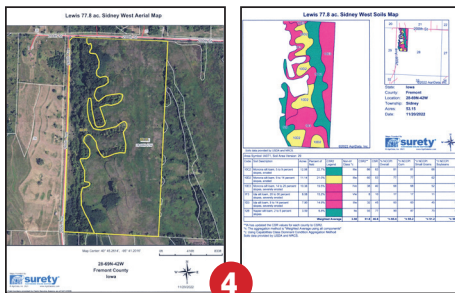
TRACT 1: Madison Township Tract of 79.65 taxable acres legally described as the West 1/2 of the Northwest 1/4, Section 1, T-67-N, R-41-W, Fremont County, Iowa. This quality farm has 78.03 FSA row crop acres with a CSR II rating of 76.1. Farm has good Access with County Road 270th Street. Taxes are \$29.15 per acre.



TRACT 2: Riverton Farm of 255.86 taxable acres legally described in Sections 16 and 21, T-68-N, R-41-W, Fremont County, Iowa. The farm has Nishnabotna bottom land, hill crop land, and 13.59 acres of CRP. Presently there are 228.01 F.S.A. row crop acres. C.S.R. II is 78.2. Taxes are \$30.52 per acre with 7.29 acres in the forest reserve with no taxes. This is a highly productive farm with the right amount of habitat land, being close to the Riverton Wildlife Preserve owned by the State of Iowa.



TRACT 3: Home farm of 56.47 taxable acres with 35.6 acres in the CRP till October 2032 with an annual payment of \$7,797. Balance of the farm in timber. There is a dwelling consisting of a sided mobile home with breezeway and a nice 24' x 40' garage. This hunters paradise is only 2 miles West of Sidney on a high lookout surrounded by timberland. Legally described in Section 20, T-69-N, R-42-W, Fremont County, Iowa. Taxes are \$32.44 per acre.

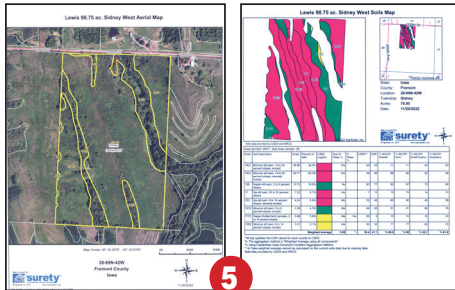


TRACT 4 AND 5 are 2 CRP tracts.

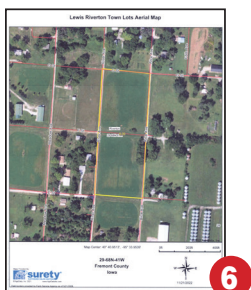
TRACT 4 is 77.8 taxable acres with 53.4 in CRP with annual payment of \$11,784 till October 2023. Buyer will be responsible to offer this tract for rebidding in CRP.

TRACT 5 is 98.75 taxable acres with 78.95 in CRP with an annual payment of \$17,692 running till October 2032.

Both tracts legally located in Section 28, T-69-N, R-42-W, Fremont County, Iowa. Taxes are \$1,424 and \$2,040 per year. These farms have huge habitat possibilities and corner the home farm just 2 miles West of Sidney, Iowa. **Tracts 4 and 5 will be sold choice with buyer having options on one or both.**



TRACT 6 are 24 lots in Riverton, Iowa in one block containing 3.96 acres. Access is good with G Street along the North and oil streets on all sides. Property could be used for large garden, or commercial, or residential use. Legally described as lots 1430-1441 and lots 1482-1493. Taxes are \$162 per year.



Terms of sale: Farm land sold x the taxable acre to arrive at a purchase price, lots in Riverton sold at a total bid price. Buyer and seller will enter into a contract with 10% down sale day by bankable check balance by cashiers check before April 24th, 2023 with buyer will receive: good title, and appropriate deed. Land is not rented for 2023. To see the cabin contact the auctioneers. Auctioneers represent sellers in this transaction. Closing at Gary Gee Law Office, 112 South Elm Street, Shenandoah, Iowa. All announcements made sale day take precedence over printed material.

GlobalAuctionGuide.com or AuctionBill.com for More Information.

LEWIS LANDS LLC., OWNER
ANA MARIA LEWIS, MANAGER - GARY GEE, ATTORNEY

Auctioneers: GEORGE CRAWFORD

JOE NEBEL

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