

INFORMATION SHEET

ALBERT B. SHIDELER ESTATE

35.57 ACRES NORTH OF CRESCENT, IOWA

HYBRID ONLINE AND LIVE AUCTION

TUESDAY OCT 25, 2022 at 11:00AM

The Twisted Tail, 2849 335th St Logan, IA (in Beebeetown)

Maps, photos and online bidder registration at <https://spencerauctiongroup.com/auctions/>

LOCATION: ~8.4 miles North of Crescent, IA | ~7 miles South of Beebeetown, IA
~20 minutes from the Mormon Bridge in Omaha, NE

POINT OF REFERENCE: Approximately 31303 Terrace Ave, Missouri Valley, Iowa 51555

LATITUDE: 41.4703N **LONGITUDE:** 95.8169W

LEGAL DESCRIPTION: NE 1/4 SW 1/4 Exc Comm SW Cor TH N324.11'E257.44'
SE358.7'W362.56' to POB all in Section 17-77-43 Boomer Twp., Pottawattamie County, Iowa

SOIL: Monona/Napier/Ida silt loam **AVERAGE CSR2:** 54.9 **AVERAGE NCCPI:** 73

RENT: Seller to retain 100% of the 2022 annual cash rent of \$9000. Renter has farmed the land for 20 years and is interested in continuing to rent all or part of the crop acres. 2022 crop has been harvested and lease has been officially terminated.

TAXABLE ACRES: 35.57 **CROP ACRES:** Approximately 28

2021 PROPERTY TAXES: \$816 **SCHOOLS:** Tri-Center

YIELD HISTORY:

2021	258 bu	Corn
2020	213 bu	Corn
2019	251 bu	Corn
2018	64 bu	Beans
2017	215 bu	Corn
2016	65 bu	Beans

Directions from Crescent, IA (~10 minutes):

North on Old Lincoln Hwy approx. 3.5 miles; turn right (East) onto Coldwater Ave for half a mile, then turn left (North) onto 190th St. and continue for approximately 3.6 miles; turn right (East) onto Terrace Ave; Follow Terrace Ave approximately ³/₄ of a mile. The Farm is on the right (East & South) side of the road.

LISTING AGENT NOTES: A highly productive farm with great location and nice mix of timber, water, wildlife habitat and income. Close proximity to the town of Crescent, IA and Omaha/Council Bluffs Metro area. Outstanding hunting, new home location and recreational possibilities. Southeast facing slopes with exceptional views in the Loess Hills.

ACCESS: Open for inspection only during daylight hours with dry soil and dry weather. Lookers should notify Listing Agent of intended presence on the property. Entry to the property is completely 100% at your own risk. By going onto the property, you assume all liability for yourself and your actions and are responsible for any damages. No hunting prior to settlement.

AGENCY: Listing Agent, Broker and Auctioneers are all agents of the Seller. A flat \$2000 Buyer's Agency referral is available for licensed Real Estate Professionals who register their Agency, and their Client is the winning bidder. Licensed Agents and Brokers representing potential Buyers are required to register and confirm their Agency by email with the Listing Agent at ryanpalmer4realestate@cox.net no later than 11AM on Sunday, October 23, 2022.

METHOD OF AUCTION: Spencer Auction Group will sell 35.57 acres times the bid. Property is sold in its "as-is, where-is" condition. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 18, 2022, or as soon thereafter as closing documents are available.

TERMS OF POSSESSION: The winning bidder will be required to submit a ten percent (10%) down payment as non-refundable earnest deposit at the conclusion of the auction. Final settlement of the remaining balance will require a certified check or wire transfer. Full Possession will be given at settlement. Property taxes will be prorated to November 18, 2022.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale will take precedence over all previously printed material, or any oral statements made. All information contained in this brochure and all related materials is believed to be accurate but is subject to verification of all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Sellers, Listing Agent, Broker, Auction Company or its Representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property.