

ESTATE LAND AUCTION

SUNDAY, DEC. 3, 2017 - 1:30 P.M.

Schleswig Community Building - 204 2nd St., Schleswig, Iowa

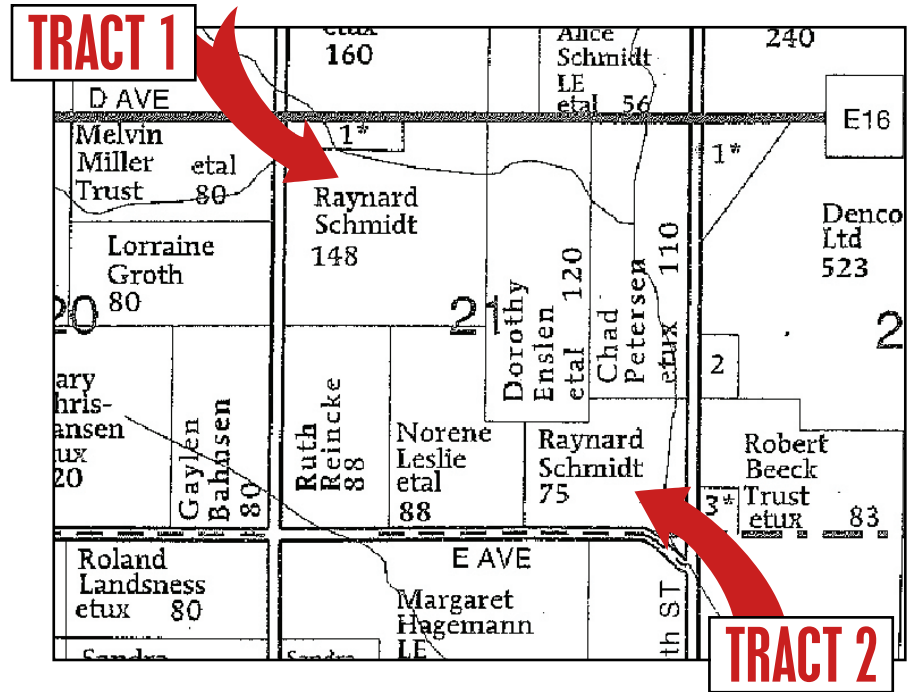
**Selling Two Crawford County Farms
in Section 21, Otter Creek Township,
Approximately Two Miles East of the
City of Schleswig**

Tract 1 -- 143.22 acres

Tract 2 -- 75.39 acres

Tracts will be sold individually, not combined.
Method of Sale: The tracts will be sold by the
taxable acres times the bid price.

The farm leases on both tracts have been terminated
for the 2018 crop year. Buyer will have the right to
possession of the real estate on March 1, 2018.



Tract 1 -- 143.22 Taxable Acres

Directions: From Schleswig, go 2 1/4 miles east on Highway E16. The farm is on the south side of the road.

Legal Description for Parcel 1: The Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Eighty-five (85) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa, EXCEPT a tract of land located in the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 21, Township 85 North, Range 39 West of the 5th P.M., Crawford County, Iowa, bounded and described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW 1/4) of said Section 21, running thence South along the West section line of said NW 1/4 620 feet to the point of beginning; thence East parallel to the north section line of said NW 1/4 1,584 feet, thence South parallel to the West section line of said NW 1/4 330 feet, thence West parallel to the north section line of said NW 1/4 1,584 feet to the West section line of said NW 1/4, thence North along the west section line of said NW 1/4 to the point of beginning, containing 12 acres, more or less.

Grain Bins: This tract includes 2 grain bins -- a 10,000-bushel dryer bin and a 5,000-bushel storage bin.

Real Estate Taxes: \$4,510.00. **CSR2 Rating:** 75.4. **FSA Information:** Farmland: 145.07 acres; **Crop Acres:** 141.33 acres; **CRP Acres:** None; **Base Acres:** 131.40 acres (94.00 corn, 37.4 soybeans). Enrolled in the ARC-CO program.

Tract 2 -- 75.39 Taxable Acres

Directions: From Schleswig, go 3 miles east on Highway E16, then 3/4 miles south on 250th Street. The farm is on the west side of the road.

Legal Description for Parcel 2: The East 25 acres of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twenty-one (21), Township Eighty-five (85) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa; AND

The South 50 acres of the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Twenty-one (21), Township Eighty-five (85) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa; AND

Lot One (1) of the Subdivision of the East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Twenty-eight (28), Township Eighty-five (85) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa.

Real Estate Taxes: \$2,140.00. **CSR2 Rating:** 69.5. **FSA Information:** Farmland: 75.50 acres; **Crop Acres:** 72.13 acres; **CRP Acres:** None; **Base Acres:** 66.90 acres (47.90 corn, 19.00 soybeans). Enrolled in the ARC-CO program.

Terms on each farm: 10% down on day of sale, balance will be due at closing on March 1, 2018.

All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or auctioneers. All announcements made date of sale take precedence over previous advertisements.

RAYNARD SCHMIDT ESTATE, OWNER

DARRELL SCHMIDT AND DELBERT SCHMIDT, EXECUTORS

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