

LAND AUCTION

Offered in 2
Parcels at TWO
sale locations!

HIGH QUALITY IOWA & NEBRASKA FARMLAND
Thursday, December 21, 2023

Auction Location of Farm #1: Woodbury County Land 10 AM at the
Salix Community Center - 317 Tipton Street, Salix, IA.

Auction Location of Farm #2 : Pierce County Land 3:30 PM at
Jerry's Hilltop Restaurant - 86420 US-Hwy 81 Randolph, NE

Live auction with online bidding available at HomesteadLandCompany.com

General Information: This auction presents an opportunity to acquire two investment quality farms. Both farms have been held by the Nelson family for many years and have been very well managed and operated through long term tenant relationships. These farms offer productive soils and are located in strong demand areas with competitive grain markets and livestock feeding operations nearby. The buyers will receive full possession for the 2024 growing season. This will be a live auction with online bidding also available by pre-registering through our website. We welcome your inspection of these farms. Call for FSA information and all other relevant details! NOTE: Separate sale locations and sale times for each farm.

104.22 Acres Woodbury County, Iowa Farmland (FARM #1)

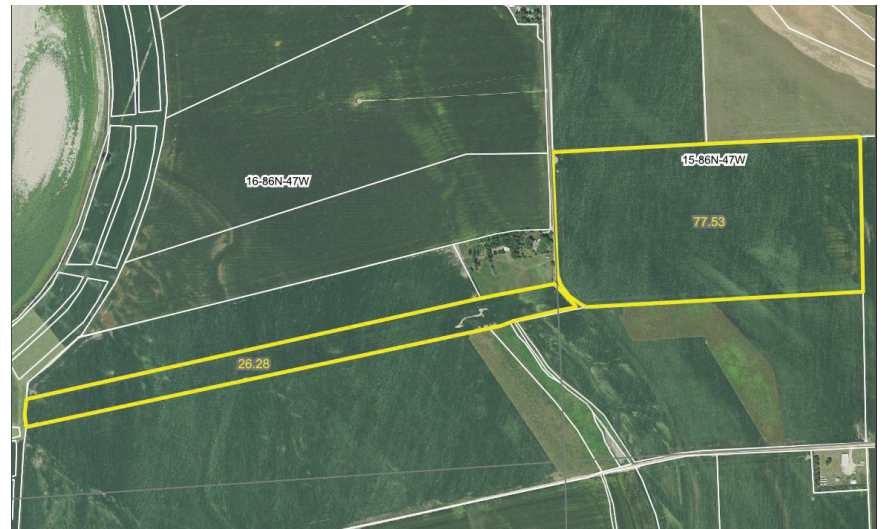
Thursday, December 21, 2023 — 10:00 AM

Location of Land: From I-29 Salix Exit 134- Take 275th street west 1/4 mile to Benton Ave., then 3 1/4 miles south

FARM #1: 104.22 Acres +/- (N 1/2 SW 1/4 of Sec. 15, Twp. 86N, Rg. 47, Woodbury County, Iowa in addition to adjacent accretion land)

Parcel #864715300001, 864715300002, & 864715300004 2022 Tax: \$3,330

This is a very productive tract of cropland that is 100% tillable. Soils consist mainly of Blake silty clay loam, Albaton silty clay, Onawa silty clay, and Percival-Albaton complex. The farm has excellent road access and nearly level topography at 0-2% slopes. The farm consists of three tax parcels with CSR2 ratings of 74.72, 59.39, & 58.25. Small tracts of highly productive cropland like this are difficult to find. This tract had 77.59 acres of soybeans and 26.28 acres of corn planted in 2023. This farm would make an attractive addition to any successful farm operation or investment portfolio!



163.78 Acres Pierce County, Nebraska Farmland (FARM #2)

Thursday, December 21, 2023 — 3:30 PM

Location of Land: From Hwy 81/20 Junction west of Randolph, NE- Take Hwy. 81 north 5 miles to 870 Rd., then 1 mile east

FARM #2: 163.78 Acres +/- (NW 1/4 of Sec. 2, Twp. 28N, Rg. 1W, Pierce Co., NE)

Parcel #700016744 2022 Tax: \$3,498.76

This is also a very productive tract of cropland. Improvements include a 20,000 bushel Sioux grain bin constructed in 2013. Soils consist mainly of Crofton, Nora, Hobbs, and Alcester clay and silt loams. The farm has gently rolling topography and good road access being only one mile off of Hwy. 81. This tract had 150.62 acres of soybeans planted in 2023.



TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before January 19, 2024, the date of closing. Buyer will receive possession of the farm on closing date subject to existing tenants rights with lease term ending February 28, 2024.

Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing; all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees to its accuracy. All prospective bidders are urged to fully inspect the property and condition, and rely on their own conclusions. The property is sold subject to existing easements, restrictions, covenants or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is contingent upon seller confirmation; however, it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers as sellers' agents.



MOSSY OAK
PROPERTIES

Homestead Land & Management Co. Inc.
America's Land Specialist

For more information, contact
Dan Rohrer, Broker
402-841-1360

View pictures at
HomesteadLandCompany.com

Sellers: Alfia West, Inc, - Seller