

**58.23 +/- ACRES OF ROCK TOWNSHIP, LYON COUNTY, IA  
PASTURE & FARMLAND OFFERED AT:**

# **PUBLIC AUCTION**



**Friday, March 10, 2024  
AUCTION BEGINS 10:00 AM**

**AUCTION LOCATION:  
AT THE LAND SITE ON IBEX AVE**



**AUCTIONEER NOTE:** Our company is honored to conduct the following pasture & farmland for Kenneth & Rhonda Vander Zwaag. We will offer the following 58.23 +/- acres of Lyon Co. IA. Rock Township, pasture & farmland. This will be an excellent opportunity to invest in Pastureland / farmland or add to your current operation.

Information packets with Maps & Soil Information are available by contacting Elbers Auction Service or visit [www.elbersauction.com](http://www.elbersauction.com).

**LOCATION:** From Rock Rapids IA, (East water tower) approx. 2 miles south on K52 then 1 ½ mile East on 170th St then south on Ibex Ave. to property. Or from intersection of Highway 75 / IA9 go 2 miles S. on Highway 75 and 3 miles east on 170th Street the South ½ mi. on Ibex Ave, Watch for Signs.

**GENERAL DESCRIPTION:** This tract of pastureland / farmland is in good condition w/ good fences. Water is accessed from the creek. Arrangements for additional water and electricity will be the responsibility of the new buyer. According to the Lyon Co. Assessor this tract has a CSR rating of 82.43/ 72.06. The Tract contains 48.24 acres of pastureland and 6.97 +/- acres tillable acres with the balance being roadway & ditch. The tillable acre of cropland has a corn base of 4.49 acres with a PLC Yield of 164 bu. / acre and a soybean base of 1.50 acres with a PLC Yield of 45 bu./ acre.

**METHOD OF SALE:** The sale price will be price per acre x surveyed acres.

**LEGAL DESCRIPTION:** Section 15, Township 99 Range 45 Parcel D in E ½ and Lot 2 in Parcel C in NE ¼.

**SOIL TYPES:** Predominate soil types are, Calco silty clay loam, Galva silty clay loam & Kennebec silty clay loam.

**TAXES:** Taxes due and payable in 2023 were \$625.00. Taxes due and payable in the year 2024 will be prorated to the date of Closing.

**POSSESSION:** Possession will be given on the date of closing.

**TERMS of AUCTION:** Successful buyer (s) will be required to pay 15% down payment (non-refundable) immediately after the auction. The buyer(s) will be required to sign a purchase agreement at the time of the auction with the balance due and payable on or before June 14, 2024, when a clear and marketable warranty deed will be delivered to the buyer. Taxes due and payable in 2024 will be prorated to the date of closing. Elbers Auction Service represents the sellers only in this transaction. Property is offered as a cash sale with no financing contingency. Property is sold "AS IS" with no warranty given or implied as to the condition or use of property. Although every effort has been made to ensure the accuracy of the information given all potential buyers are encouraged to verify all information given. Property will be offered for sale subject to any contracts, easements, restrictions, reservations, or right-away easement of record if any. The sale of property is subject to seller confirmation. Any announcement given on the day of auction will take precedence to any printed material. FSA, and Soil information etc. are available by contacting Elbers Auction Service or visit [www.elbersauction.com](http://www.elbersauction.com)



***KENNETH & RHONDA VANDER ZWAAG, Owners***

**Maureen McGill Attorney for the Seller | 712 Realty - Darla Van't Hul 712-578-9621**

For more information, contact:

*Elbers Auction Service*

"Quality Auctions Since 1988"

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