

FARM FOR SALE

DAVID AND PAULINE KOOISTRA FARM

Farm real estate located approximately 1 mile North and 1 mile West of Sully, Jasper County, is offered for sale.

The farm real estate is described as follows: Government Lots 5 and 6 of Section 1 in Township 78 North, Range 18 West of the 5th P.M., Jasper County, Iowa, EXCEPT beginning at the Northwest corner of said Government Lot 5; thence East along the North Line of said Lot 5 862.23 feet; thence South 0° 31' West 281.04 feet; thence West 858.63 feet; thence North 0° 14' West 281.00 feet along the West line of said Government Lot 5 to the point of beginning and containing 5.5 acres.

The farmland will be sold by the acre, with the Assessor's acres 72.1 being the multiplier.

Total 70.56 tillable acres per FSA

Parcel 1901100003 consists of approximately 33.10 acres, with an average CSR2 of 82.38. Real estate taxes are \$1,224.00 per year.

Parcel 1901100006 consists of approximately 39.00 acres, with an average CSR2 of 86.52. Real estate taxes are \$1,514.00 per year.

Due date for offers: Friday, November 11, 2022, at 4:00 P.M.

Auction date: November 15, 2022, at 10:00 AM

Closing Date: December 30, 2022

The existing farm lease has been terminated effective March 1, 2023. Sellers retain all 2022 farm rent.

All offers must be on the Offer to Buy form provided by Kreykes & Chaplin, P.L.C. All offers must be received no later than November 11, 2022, at 4:00 P.M. by Kreykes & Chaplin, P.L.C., 700 Main Street, Suite 201. Offer to Buy forms may be obtained and submitted either in person, via email (fred@kreykeslaw.com) or facsimile (641-628-9082).

The top bidders will be invited to attend a private auction on Tuesday, November 15, 2022, at 10:00 A.M., at Kreykes & Chaplin, P.L.C. 700 Main Street, Suite 201, Pella, IA 50219. At the private auction, the top bidders will be permitted to raise the offers one or more times until the bidding ceases.

The successful bidder will be required to execute an Offer to Buy and pay 10% of the purchase price upon acceptance of the Offer, which will be held in Kreykes & Chaplin PLC Trust Account. The balance of the purchase price will be due at closing on or about Friday, December 30, 2022. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to December 31, 2022.

Sale is not contingent upon Buyer financing. If Buyer is unable to close due to insufficient funds or otherwise, Buyer will be default and the down payment will be forfeited. The Sellers reserve the right to reject any and all bids for any reason at any time. Announcements at the private auction on November 15, 2022, shall take precedence.

The sale is subject to all easements, covenants and restrictions of record.

Information provided herein was obtained from sources deemed reliable, but neither Fred J. Kreykes, Kreykes & Chaplin, P.L.C. nor the Sellers make any guarantees or warranties as to its accuracy. All sketches, dimensions and acreage figures are approximate. No survey will be furnished by Sellers. All bidders are responsible for conducting their own inspection, inquiries and due diligence regarding the property, and to rely upon their own conclusions. The property is sold "AS IS" with no express or implied warranties or guarantees.

Additional information is available from
Fred J. Kreykes, Attorney at Law
700 Main Street, Suite 201, Pella, IA 50219
Phone: (641) 628-2383, Cell: (641) 780-6600
Email: fred@kreykesandchaplin.com

The Pauline Kooistra Trust, and Joy Kooistra, Sellers.