

FARM FOR SALE

GARY AND MAE HEYVELD FARM

Farm real estate located approximately 1.5 miles West and 1 mile South of Leighton, Mahaska County, Iowa is offered for sale.

The SW ¼ of the SW ¼ of Section 3, the SE ¼ of the SE ¼ of Section 4, except the West 330 feet of the East 530 feet of the North 412 feet thereof, and the North ½ of the NE ¼ Section 9, all in Township 75 North, Range 17 West of the 5th P.M., Mahaska County, Iowa. (Legal description per abstract of title.)

Farm Service Agency form 156EZ shows 155.65 acres farmland and 150.20 acres cropland.

The farmland will be sold by the acre, with 155.65 being the multiplier.

Parcel 0903300003 consists of approximately 39.00 acres, with an average CSR2 of 82.62. Real estate taxes are \$1,504.00 per year.

Parcel 0904400012 consists of approximately 35.21 acres, with an average CSR2 of 83.66. Real estate taxes are \$1,364.00 per year.

Parcel 0909200001 consists of approximately 39.00 acres, with an average CSR2 of 66.18. Real estate taxes are \$1,094.00 per year.

Parcel 0909200002 consists of approximately 39.97 acres, with an average CSR2 of 83.39. Real estate taxes are \$1,472.00 per year.

No CRP but 2.9 acres in SW corner may be eligible.

Due date for offers: Thursday, August 24, 2023, at 4:00 P.M.

Auction date: Monday, August 28, 2023, at 10:00 AM

Closing Date: December 1, 2023

The existing farm lease has been terminated effective March 1, 2024. Sellers retain all 2023 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 Thursday, August 24, 2023, 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@kreykesandchaplin.com) or facsimile (641-628-9082).

The top bidders will be invited to attend a private auction on Monday, August 28, 2023, 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 1, 2023. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to December 1, 2023.

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 August 28, 2023, 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

Duane G. Heyveld, Trustee. Phone 641-780-6558

OR

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

More information on our website: www.kreykesandchaplin.com.

The Mae L. Heyveld Revocable Trust, Seller

