

PRIVATE FARMLAND FOR SALE

SOLD \$4,350,000.

Optional: Private sales help or later convert to auction...

AMERICA TOWNSHIP – PLYMOUTH COUNTY 237.91 ACRES MORE OR LESS

Call us for more info at: 546-7881

Farm Location - South of Le Mars, Iowa (Lake Ave and C-38 south of Le Mars, a bit south of Schuster Trucking and across the street.

Separate partials/prices: (1) 30 acres on north end of the property or (2) 207 acres (237.91-30) or (3) All 237.91 acres at the combined price of 1 and 2.

Legal Description 237.91 acres: SW ¼ of Section 29, Township 92 N, Range 45, West of the 5th P. M., Plymouth County, Iowa AND the S ½ of the NW ¼ excluding 27th St being 4.86 acres...

Farm Land-*FSA – 237.91 acres

Cropland - *FSA – 229.63 acres

Corn Base – 116 acres

PLC Yield – 154

Soybean Base – 113.6 acres

PLC Yield – 44

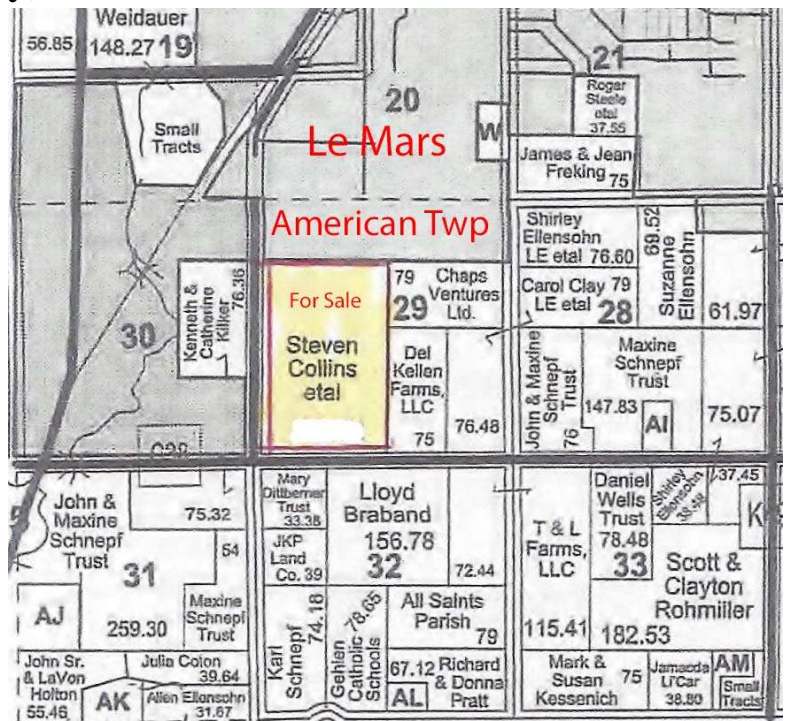
Real Estate Taxes – \$6,639 year/\$32acre

Crop Acres-assessor – 226.72 acres

Cropland CSR II – 79 (assessor)

Settlement – **Upon clear title.

Primary Soils: Galva silty clay loam, Radford silty clay, Galva silty clay, Ida...



*Farm Service Agency

Terms

- 10% down with the balance at closing when clear and merchantable title will be given.
- Subject to tenant, **B. Puetz, owner of crops and rent to be prorated.
- Possession when lease expires March 1st, 2022. www.SitzmannRealEstate.com
- You Tube Video: Our site then click on top- Listings <https://youtu.be/SdNuejxynvc>

Owners: Cris Collins, Gregg Collins and Steven Collins. Info herein subject to correction. Buyer to verify all their own info. and not to rely solely herein. Agency represents the sellers.

What better way than to own farmland with the added potential for long term growth. Call for info: Shane or Lance Sitzmann Real Estate 712-546-7881. Office: Le Mars, IA.



Hold your smart phone camera to the QR Code above and it should open the link to the video.



Document 2018 2735
 Book 2018 Page 2735 Type SP Pages 1
 Date 7/13/2018 Time 8:20 AM
 Rec Amt \$7.00



Hold your smart phone camera to the QR Code above and it should open the info for Farm Flyer.

INDEX LEGEND
 LOCATION: NW1/4 29-92-45, PLYMOUTH COUNTY, IA
 PROPRIETOR: STEVEN ROBERT COLLINS AND BARBARA ANN COLLINS; GREGG ALAN COLLINS; CHRIS ARTHUR COLLINS AND CHRISTINE JO ANN COLLINS
 FOR: LEMARS BUSINESS INITIATIVE CORPORATION
 SURVEYOR: JAMES C. SAILER, PLS #12090
 PREPARED BY/
 RETURN TO: SCHLOTFELDT ENGINEERING, INC.
 P.O. BOX 806, 650 12TH STREET S.W.
 LEMARS, IOWA 51031 (712)546-8118

JOLYNN GOODCHILD, RECORDER
 PLYMOUTH COUNTY IOWA



PLAT OF SURVEY

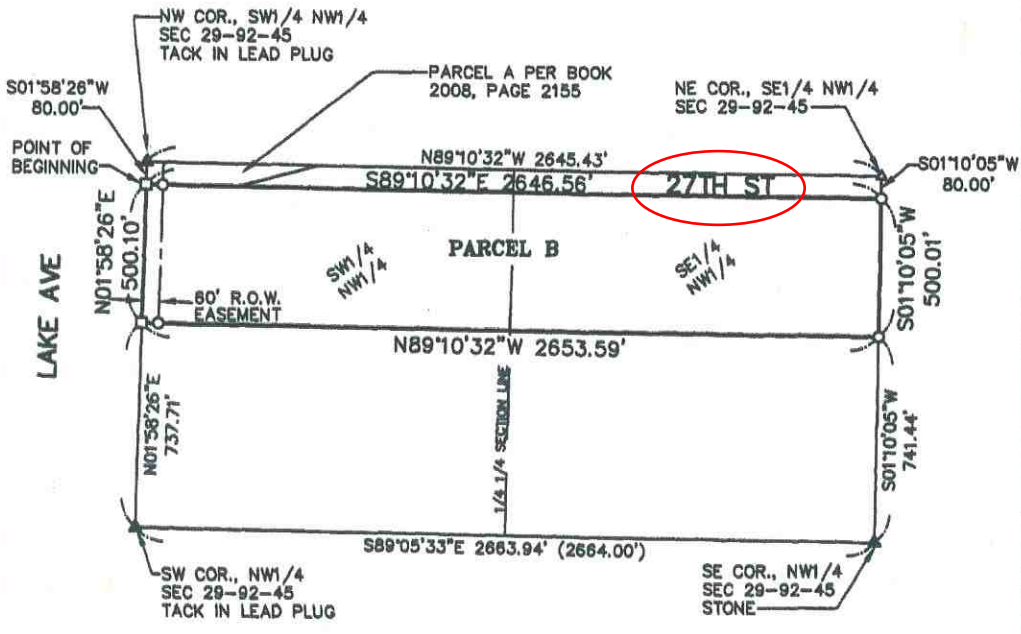
OF

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 29, TOWNSHIP 92 NORTH, RANGE 45 WEST OF THE 5TH P.M., PLYMOUTH COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 29; THENCE SOUTH 01°58'26" WEST 80.00 FEET ALONG THE WEST LINE OF SAID NW1/4 TO THE POINT OF BEGINNING; THENCE SOUTH 89°10'32" EAST 2646.56 FEET; THENCE SOUTH 01°10'05" WEST 500.01 FEET ALONG THE EAST LINE OF SAID NW1/4; THENCE NORTH 89°10'32" WEST 2653.59 FEET; THENCE NORTH 01°58'26" EAST 500.10 FEET ALONG THE WEST LINE OF SAID NW1/4 TO THE POINT OF BEGINNING. CONTAINING 30.42 ACRES.

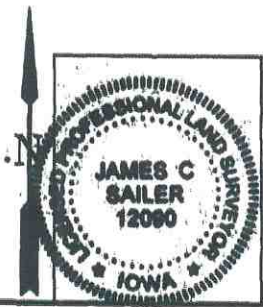
This is 30.42 Acres referred to on front page of 237.91 Acres For Sale, thus "B" is the 30.42 Acres.

ACRE BREAKDOWN			
	TOTAL	ROAD	NET
SW1/4 NW1/4	- 15.21	- 0.69	- 14.52
SE1/4 NW1/4	- 15.21	- 0.00	- 15.21
TOTAL	30.42	- 0.69	- 29.73



() = RECORD
 SURVEY DATE: 6/27/2018
 SCALE: 1"=500'

- CORNERS FOUND:
 ▲ GOV'T CORNER
 CORNERS SET:
 ○ 5/8"x24" REBAR, YELLOW CAP #12090
 ▲ GOV'T CORNER 5/8"x24" REBAR, YELLOW CAP #12090
 □ PK NAIL



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
 James C. Sailer 7/5/18
 James C. Sailer, P.L.S. Date
 License number 12090
 My license renewal date is December 31, 2018
 Pages or sheets covered by this seal: 1

FILE: LM18 LBIC SURVEY.DWG