

FARMLAND FOR SALE

233.97 M/L ACRES - HOWARD COUNTY



RICHARD & LORI GANSEN FARM ONE TIME SEALED BID OFFER

NW FR. 1/4 Section 31-98-12, Excepting
Therefrom Lot 1, SE 1/4 NW 1/4, AND E 1/2
NE 1/4 Section 36-98-13, Excepting
Therefrom Lot 1, E 1/2 NE 1/4, AND SE 1/4
SE 1/4 Section 25-98-13, Except Public
hwy all in Howard County, Iowa

REQUEST BID PACKET TODAY!

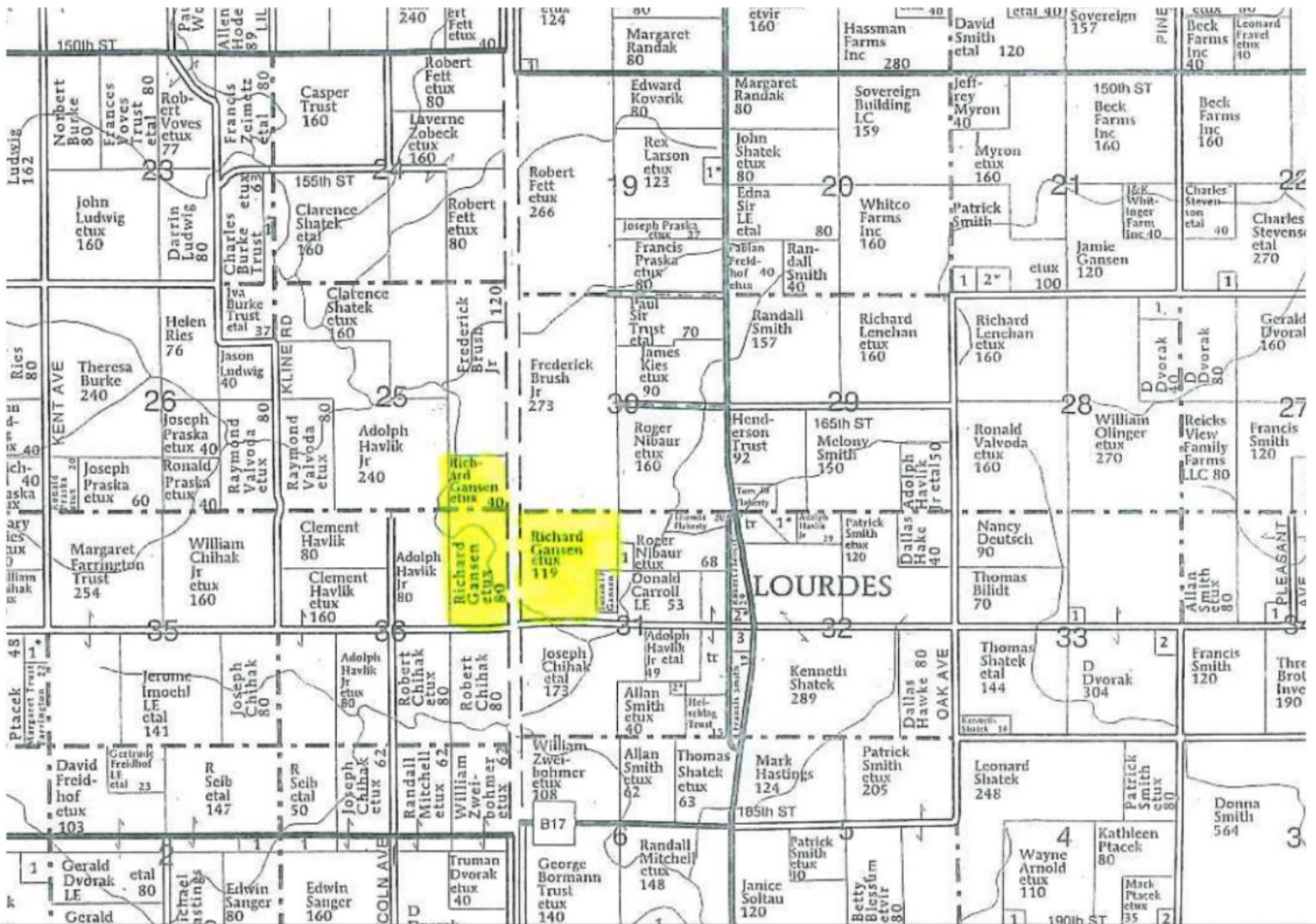
- ✓ TILLABLE ACRES, CRP, TREES
- ✓ 55.6 CSR2
- ✓ LEASE TERMINATED FOR 2023 SEASON
- ✓ 2021 TAXES - \$3,248 (ESTIMATED)

KUPERLAND
AGRICULTURAL INVESTING

REED KUPER

641-425-8617

REED@KUPERLAND.COM



HOWARD COUNTY FARM FOR SALE

233.97 ACRES M/L

Closing: December 21, 2022 or at sellers' discretion

Earnest Money: \$100,000 payable to Kuperland LLC Trust Account

Title: Seller to Convey Clear Chain to Title; **Property Tax:** Seller to bring property taxes up to date

Sealed BID: Sealed bid must be submitted by November 18, 2022 by 7:00p.m. **Request a bid packet.**

Reed Kuper, Broker | 641-425-8617

reed@kuperland.com

KUPERLAND
AGRICULTURAL INVESTING

KUPERLAND
3492 GOLF COURSE ROAD OSAGE, IA 50461

BEST & FINAL SUBMIT DATE:

FRIDAY,
NOVEMBER 18, 2022

ON OR BEFORE:

7:00 P.M.

OFFER SUBMITTED TO:

KUPERLAND
3492 GOLF COURSE RD
OSAGE, IA 50461
OR
REED@KUPERLAND.COM

SELLER

RICHARD & LORI GANSEN

AGENCY

KUPERLAND IS AGENT
OF THE SELLER.

METHOD OF SALE

- THIS LAND WILL BE OFFERED BY A ONE TIME BEST & FINAL OFFER
- ALL OFFERS MUST BE SUBMITTED BY NOVEMBER 18, 2022 BY 7:00PM
- INTERESTED PARTIES ARE REQUIRED TO SUBMIT THEIR BID USING KUPERLAND BID FORM
- SELLER RESERVES THE RIGHT TO REFUSE ANY AND ALL BIDS

ANNOUNCEMENTS

- INFORMATION GATHERED WAS OBTAINED FROM SOURCES DEEMED RELIABLE, BUT KUPERLAND DOES NOT GUARANTEE THE ACCURACY.
- PROSPECTIVE BUYERS SHOULD DO THEIR OWN RESEARCH AND INDEPENDENTLY VERIFY ANY AND ALL INFORMATION.
- PROPERTY IS BEING SOLD "AS IS". THE SELLER DOES NOT WARRANTY OR GUARANTEE THAT EXISTING FENCES CONINCIDE EXACTLY WITH THE RECTANGULAR SURVEY LINES.

TERMS OF POSSESSION

- \$100,000 DOWN PAYMENT DUE WITHIN FIVE DAYS OF ACCEPTED OFFER AND DEPOSITED IN KUPERLAND TRUST ACCOUNT
- SUCCESSFUL SEALED OFFER IS PURCHASING WITH NO FINANCING CONTINGENCIES AND MUST BE PREPARED FOR CASH SETTLEMENT ON OR BEFORE DECEMBER 21, 2022.
- POSSESSION TO BE GIVEN AT SETTLEMENT, WITH TAXES BEING PRORATED TO DATE OF CLOSING
- CRP CONTRACT WILL BE ASSIGNED TO BUYER AT THE TIME OF CLOSING

CONTRACT

- IMMEDIATELY AFTER BEING NOTIFY OF BEING THE CHOSEN BID, REAL ESTATE CONTRACT WILL BE EXECUTED.
- THE SELLER WILL PROVIDE ABSTRACT OF TITLE FOR REVIEW BY BUYER'S ATTORNEY

Reed Kuper, Broker | 641-425-8617

reed@kuperland.com