

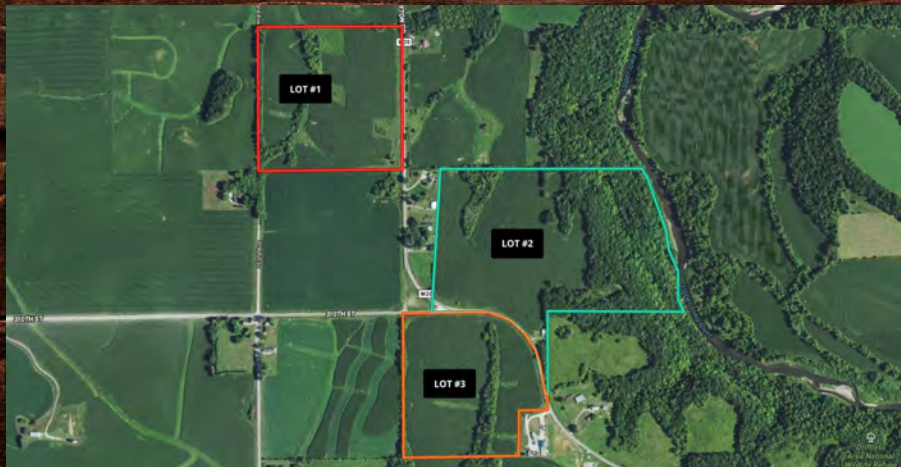
# The Les McCauley Farm Auction

Live Auction June 10th 1:00PM

In the Danan Lansing building  
Winneshiek County Fairgrounds

Decorah, IA 52101

This farm will be offered in 3 tracts: 36.47 acres, 65.50 acres, and 32.62 acres



[hameleauctions.com](http://hameleauctions.com)

563.419.7400

United Country  
Real Estate

Midwest Lifestyle  
Properties

United Country  
Real Estate

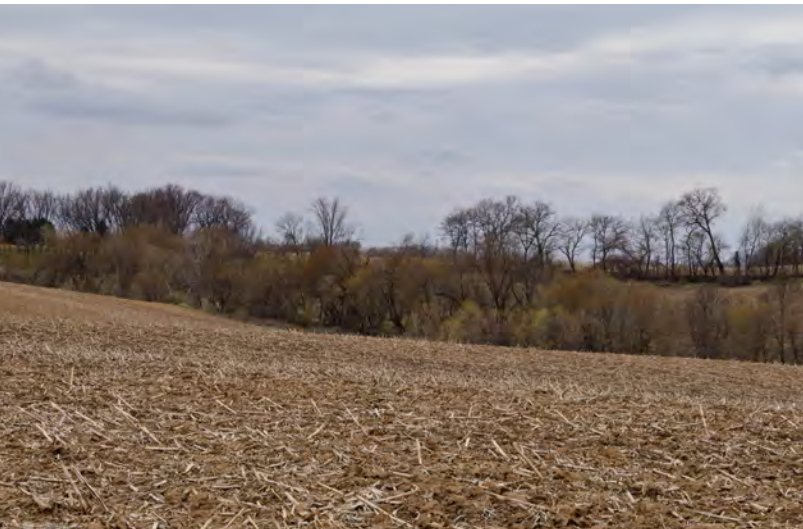
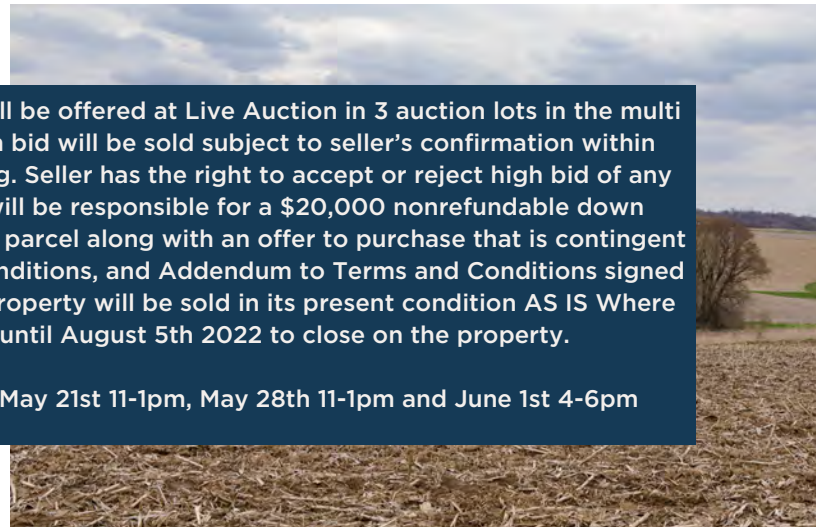
Midwest Lifestyle  
Auctions





**Auction Terms:** Property will be offered at Live Auction in 3 auction lots in the multi par bidding method. High bid will be sold subject to seller's confirmation within 48hrs of the auction ending. Seller has the right to accept or reject high bid of any of the 3 parcels. Buyer will be responsible for a \$20,000 nonrefundable down payment day of auction per parcel along with an offer to purchase that is contingent free, Auction Terms and Conditions, and Addendum to Terms and Conditions signed by buyer on auction day. Property will be sold in its present condition AS IS Where IS. Buyer will have until August 5th 2022 to close on the property.

**Auction Preview Dates:** May 21st 11-1pm, May 28th 11-1pm and June 1st 4-6pm



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Real Estate

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Properties



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Real Estate

Midwest Lifestyle  
Auctions



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Midwest Lifestyle  
Properties



Midwest Lifestyle  
Auctions



# The Les McCauley Farm Auction Live Auction

## June 10th 1:00PM

In the Danan Lansing building

Winneshiek County Fairgrounds

**Lot #1:** 36.47 Acres +/- with the 30 acres of tillable carrying an average CRS2 of 66. This tract has great access off the west side of the Bluffton Rd. with a well-maintained field drive. Potential building sight.

**Lot#2:** 65.5 Acres +/- with the 32.84 acres of tillable boasting a CRS2 of 72. This tract also has great access from the East side of the Bluffton Rd. and a large 60' x 30' pole shed to house all of your equipment and toys. This tract offers a potential building sight with gorgeous views of the river valley below. This tract also borders the Driftless Area Wildlife Refuge which is 159.7 acres that does not allow public hunting.

**Lot#3:** 32.62 Acres +/- with the 28 acres of tillable offering an average CRS2 of 68. The lot also has great field access off the Bluffton Rd.

**Auction Preview Dates:** May 21st 11-1pm, May 28th 11-1pm and June 1st 4-6pm

**Auction Terms:** Property will be offered at Live Auction in 3 auction lots in the multi par bidding method. High bid will be sold subject to seller's confirmation within 48hrs of the auction ending. Seller has the right to accept or reject high bid of any of the 3 parcels. Buyer will be responsible for a \$20,000 nonrefundable down payment day of auction per parcel along with an offer to purchase that is contingent free, Auction Terms and Conditions, and Addendum to Terms and Conditions signed by buyer on auction day. Property will be sold in its present condition AS IS Where IS. Buyer will have until August 5th 2022 to close on the property.

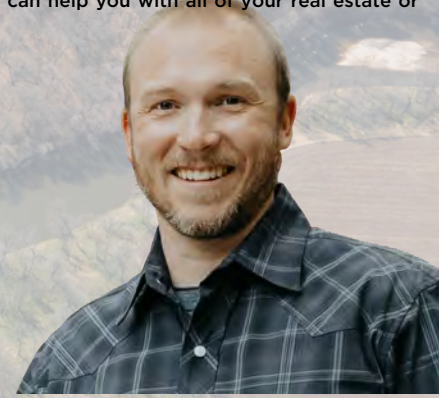
United Country Midwest Lifestyle Properties 2345 172nd Street, Decorah, Iowa 52101. Iowa Realtor: Zack Harless 563.419.7400. Auctioneers: Travis Hamele 608-697-3349 and Marty Griepentrog. Thinking of selling Real Estate or having an auction Call us for a free auction evaluation. We can help you with all of your real estate or auction needs! Visit us at [www.midwestlifestyleauctions.com](http://www.midwestlifestyleauctions.com).



**Midwest Lifestyle Auctions**



**Midwest Lifestyle Properties**





Midwest Lifestyle Properties is honored to present the Les McCauley Farm auction. A very rare opportunity to purchase a high quality, fifth generation, family farm in Winneshiek County. The Les McCauley Farm auction will be held Friday, June 10th at 1:00PM in the Danan Lansing building, at the Winneshiek County fairgrounds. This farm will be offered in 3 tracts: 36.47 acres, 65.50 acres, and 32.62 acres.

Located in the highly desirable Bluffton township, off a hard surface road, sits this beautiful 134.59-acre farm with great cropland and exceptional recreational benefits. The 93 acres of tillable ground boast an average CRS2 of 68.67, this would be a great addition for producers looking to expand their farming operation. The recreational opportunities are abundant, this is a premier hunting property in an area known for producing giant whitetails. The farm offers great access, isolated timbered ridges for bedding, and with food plots in strategic locations, the farm is sure to produce trophy caliber animals for years to come. The scenic Upper Iowa River borders the East side of the property, and the public canoe landing is only minutes away; access to fishing and relaxing days on the river are right at your fingertips.

Lot #1: 36.47 Acres +/- with the 30 acres of tillable carrying an average CRS2 of 66. This tract has great access off the west side of the Bluffton Rd. with a well-maintained field drive. Potential building sight.

Lot#2: 65.5 Acres +/- with the 32.84 acres of tillable boasting a CRS2 of 72. This tract also has great access from the East side of the Bluffton Rd. and a large 60' x 30' pole shed to house all of your equipment and toys. This tract offers a potential building sight with gorgeous views of the river valley below. This tract also borders the Driftless Area Wildlife Refuge which is 159.7 acres that does not allow public hunting.

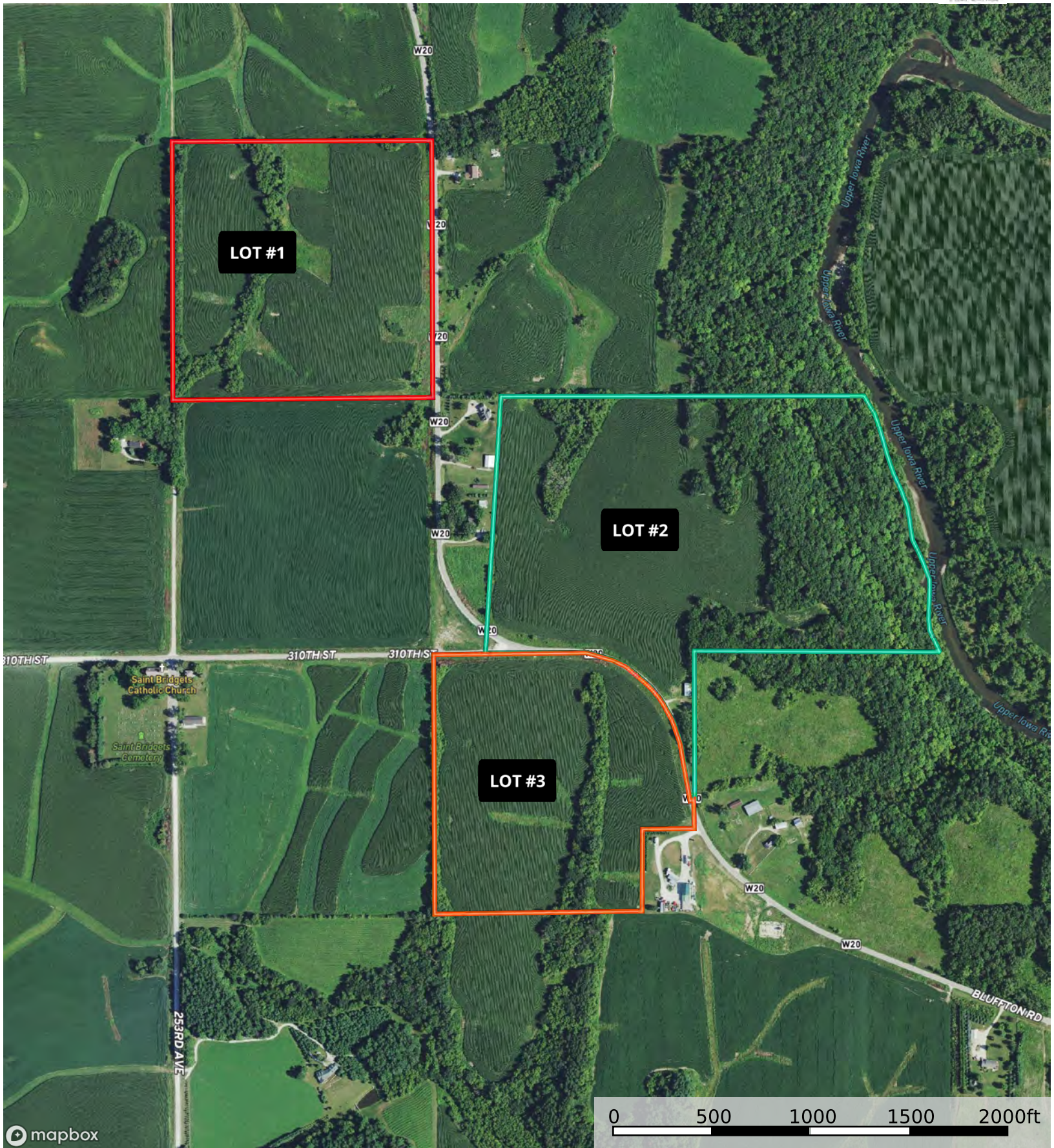
Lot#3: 32.62 Acres +/- with the 28 acres of tillable offering an average CRS2 of 68. The lot also has great field access off the Bluffton Rd.

Auction Terms: Property will be offered at Live Auction in 3 auction lots in the multi par bidding method. High bid will be sold subject to seller's confirmation within 48hrs of the auction ending. Seller has the right to accept or reject high bid of any of the 3 parcels. Buyer will be responsible for a \$20,000 nonrefundable down payment day of auction per parcel along with an offer to purchase that is contingent free, Auction Terms and Conditions, and Addendum to Terms and Conditions signed by buyer on auction day. Property will be sold in its present condition AS IS Where IS. Buyer will have until August 5<sup>th</sup> 2022 to close on the property.

Auction Preview Dates: May 21<sup>st</sup> 11-1pm, May 28<sup>th</sup> 11-1pm and June 1<sup>st</sup> 4-6pm

Contact Land Pro Zack Harless for more info 563-419-7400 or  
zack@midwestlifestyleproperties.com





mapbox

Boundary 2 Boundary 1 Boundary



**Addenda to Terms & Conditions Relating to Live Auction**  
**134 +/- Acres W20 (Bluffton Rd) Township of Bluffton**  
**Winneshiek County, IA June 10<sup>th</sup> 2022 1:00pm**

**To Register:** Bidders will register, and purchase property(s) as follows:

**Bidders:** Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. These requirements must be met to receive a bid number and be allowed to bid on subject property

**Terms of Purchase:** Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$20,000 nonrefundable down payment per parcel along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before July 25<sup>th</sup> 2022. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds. \$20,000 nonrefundable down payment per auction lot will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s). High Bids per parcel Subject to Seller confirmation per parcel within 48 hrs of midnight the day of the auction. Closings to take place at Putnam, Thompson & Casper PLLC.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

**Property will be offered as follows:** Property will be offered in the following in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$20,000 nonrefundable down payment per parcel. Property is sold as is with no warranties. Closing to be on or before July 25<sup>th</sup> 2022. Lot #1 32.62+/- Acres, Lot #2 65.5+/- Acres with Shed and Lot #3 32.62+/- Acres.

**Shed Lease:** Shed is currently leased and lease will expire 90 days from date of closing on Auction Lot #2. Seller will retain all rents for the Shed Lease.

**CropLand Lease:** Is rented out for the 2022 crop season. Seller will retain all rent payments for 2022 crop season. Lessee will have all rights to crops that are planted on the tillable lands of subject property. Lease expires March 1<sup>st</sup> 2023.

**Broker Participation:** Auction Company to pay 1.5% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Fax 608-742-5004 or email [travis@hameleauctions.com](mailto:travis@hameleauctions.com) Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated June 10<sup>th</sup> 2022.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_



**Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions  
United Country Midwest Lifestyle Properties  
P.O. Box 257, Portage, WI 53901  
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS  
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 134 +/- Acres W20 (Bluffton Rd) Township of Bluffton Winneshiek County, IA.

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

**Hamele Auction Service LLC** DBA Midwest Lifestyle Auctions ("Auctioneer") has been appointed by

McCauley Farm LLC

("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

**CONTRACTS:**

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 20,000 per auction lot. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted auction company prior to real estate auction sale". Checks made to Putnam, Thompson & Casper PLLC Trust Account.



**REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before July 25<sup>th</sup> 2022. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

**CONDITION OF SALE:**

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

**AGENCY AND CONDUCT OF AUCTION:**

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.



**ADDITION TO OR WITHDRAWAL FROM SALE:**

The Seller reserves the right to withdraw from sale the property listed and reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel or postpone the auction sale at any time.

**INSPECTIONS:**

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

**REPRESENTATIONS:**

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 1.5% commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0% of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.



**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Auction Terms and Conditions

**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING**

**PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR**

**TITLE DEED**

**ACCEPTANCE OF TERMS AND CONDITIONS:**

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:



<u>Tax ID</u>	<u>Acres</u>	<u>Auction Lot #</u>	<u>Taxes</u>
61540000100	36.47		1 \$ 732.00
61540000600	0.76		2 \$ 20.00
61430000400	32.75		2 \$ 108.00
61540000500	29.5		2 \$ 756.00
62220000600	35.11	2.5 acres Lot 2 & 32.62 Lot 3	\$ 880.00

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01399**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01399**

Parcel #  
**000061540000100**

Parcel #  
**000061540000100**

TAX DUE: Sept 1, 2021 or Full Year  
 TAX DELQ: Oct 1, 2021

FULL YEAR	Sept 1, 2021
<b>\$732.00</b>	<b>\$366.00</b>

DEED

DED 100001303

TAX DUE: March 1, 2022  
 TAX DELQ: April 1, 2022

March 1, 2022
<b>\$366.00</b>

DEED

DED 100001303

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

150 000 BLUFFTON TWP. NORTH WINN.

150 000 BLUFFTON TWP. NORTH WINN.

**WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2021 AND MARCH 2022. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2020 Valuations. Taxes for July 1, 2020 through June 30, 2021. Payable September 2021 and March 2022.**

Parcel # 000061540000100

Location:

150 000 BLUFFTON TWP. NORTH WINN.

Sect 015 Twn 099 Rng 009

Gross Acres 36.47  
 Exempt Acres 0.00  
 Net Acres 36.47

LEGAL Description: NW SE

VALUATIONS AND TAXES	THIS YEAR	LAST YEAR	TAX DUE	Delinquent Tax, Specials, Drainage
Agr	Assessed	Taxable	Assessed	Taxable
Land	39,110	32,864	39,110	31,868
Buildings	0	0	0	0
Dwellings	0	0	0	0
<b>TOTAL VALUE:</b>	<b>\$39,110</b>	<b>\$32,864</b>	<b>\$39,110</b>	<b>\$31,868</b>
Less Military Exemption:		\$0		\$0
<b>NET TAXABLE VALUE:</b>		<b>\$32,864</b>		<b>\$31,868</b>

Value Times Levy per 1000 of:	23.3137300	23.3184300	<b>100001303</b>
EQUALS GROSS TAX OF:	766.18	743.11	McCauley Farm LLC
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-20.32	-17.35	
Family Farm Credit:	-14.34	-12.17	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
<b>NET ANNUAL TAXES:</b>	<b>\$732.00</b>	<b>\$714.00</b>	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$714,105.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH SD-NW	52.436	383.84	368.25	1,913,224.00	1,821,482.00	5.036
COUNTY GENERAL	26.765	195.92	190.74	8,250,796.00	8,015,843.00	2.931
COUNTY RURAL	8.365	61.23	59.71	1,655,342.00	1,609,312.00	2.860
NICC	3.883	28.42	29.01	1,566,732.00	11,740,813.00	1.482-
HOSPITAL	3.313	24.25	23.65	1,021,274.00	993,784.00	2.766
BLUFFTON TWP	1.575	11.53	10.67	13,737.00	12,536.00	9.580
COUNTY ASSESSOR	1.436	10.51	11.56	442,542.00	485,595.00	8.866-
MH-DD SERVICES	1.357	9.93	14.15	418,384.00	594,395.00	29.611-
AG EXTENSION	0.859	6.29	6.18	264,832.00	259,672.00	1.987
BRUC / TB	0.011	0.08	0.08	480,273.00	481,419.00	0.238-

**YOU MAY PAY ONLINE AT: [www.iowatreasurers.org](http://www.iowatreasurers.org)**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01399**

DUE Sept 1, 2021 **\$366.00** DUE March 1, 2022 **\$366.00**  
 Date Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Check # \_\_\_\_\_ Check # \_\_\_\_\_



**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01401**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01401**

Parcel #  
**000061540000600**

Parcel #  
**000061540000600**

TAX DUE: Sept 1, 2021 or Full Year

TAX DELQ: Oct 1, 2021

FULL YEAR	Sept 1, 2021
<b>\$20.00</b>	<b>\$10.00</b>

DEED

DED 100001303

TAX DUE: March 1, 2022

TAX DELQ: April 1, 2022

March 1, 2022
<b>\$10.00</b>

DEED

DED 100001303

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

150 000 BLUFFTON TWP. NORTH WINN.

150 000 BLUFFTON TWP. NORTH WINN.

**WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2021 AND MARCH 2022. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2020 Valuations. Taxes for July 1, 2020 through June 30, 2021. Payable September 2021 and March 2022.**

Parcel # 000061540000600 Location: Gross Acres 0.76  
 150 000 BLUFFTON TWP. NORTH WINN. Sect 015 Twn 099 Rng 009 Exempt Acres 0.00  
 Net Acres 0.76  
 LEGAL Description: LOT C REPLAT OF LOT C SE SE

VALUATIONS AND TAXES	THIS YEAR	LAST YEAR	TAX DUE	Delinquent Tax, Specials, Drainage
Agr	Assessed	Taxable	Assessed	Taxable
Land	1,030	866	1,030	839
Buildings	0	0	0	0
Dwellings	0	0	0	0
<b>TOTAL VALUE:</b>	<b>\$1,030</b>	<b>\$866</b>	<b>\$1,030</b>	<b>\$839</b>
Less Military Exemption:		\$0		\$0
<b>NET TAXABLE VALUE:</b>		<b>\$866</b>		<b>\$839</b>
Value Times Levy per 1000 of:	23.3137300	23.3184300	<b>100001303</b>	
EQUALS GROSS TAX OF:	20.19	19.56	McCauley Farm LLC	
Less Credits of:				
Homestead/DVH Credit:	0.00	0.00		
Ag Land Credit:	-0.53	-0.48		
Family Farm Credit:	-0.38	-0.33		
Bus Prop Tax Credit Fund:	0.00	0.00		
Low Income/Elderly Credit:	0.00	0.00		
Prepaid Tax:	0.00	0.00		
<b>NET ANNUAL TAXES:</b>	<b>\$20.00</b>	<b>\$18.00</b>		

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$714,105.00	City EMS: \$0.00		
Distribution of your current & prior year taxes		Total property taxes levied by taxing authority				
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH SD-NW	52.450	10.49	9.28	1,913,224.00	1,821,482.00	5.036
COUNTY GENERAL	26.800	5.36	4.80	8,250,796.00	8,015,843.00	2.931
COUNTY RURAL	8.350	1.67	1.51	1,655,342.00	1,609,312.00	2.860
NICC	3.900	0.78	0.73	11,566,732.00	11,740,813.00	1.482-
HOSPITAL	3.300	0.66	0.60	1,021,274.00	993,784.00	2.766
BLUFFTON TWP	1.550	0.31	0.27	13,737.00	12,536.00	9.580
COUNTY ASSESSOR	1.450	0.29	0.29	442,542.00	485,595.00	8.866-
MH-DD SERVICES	1.350	0.27	0.36	418,384.00	594,395.00	29.611-
AG EXTENSION	0.850	0.17	0.16	264,832.00	259,672.00	1.987
BRUC / TB	0.000	0.00	0.00	480,273.00	481,419.00	0.238-

**YOU MAY PAY ONLINE AT: [www.iowatreasurers.org](http://www.iowatreasurers.org)**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01401**

DUE Sept 1, 2021 **\$10.00** DUE March 1, 2022 **\$10.00**  
 Date Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Check # \_\_\_\_\_ Check # \_\_\_\_\_

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01398**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01398**

Parcel #  
**000061430000400**

Parcel #  
**000061430000400**

TAX DUE: Sept 1, 2021 or Full Year

TAX DUE: March 1, 2022

TAX DELQ: Oct 1, 2021

TAX DELQ: April 1, 2022

FULL YEAR	Sept 1, 2021
<b>\$108.00</b>	<b>\$54.00</b>

March 1, 2022
<b>\$54.00</b>

DED 100001303

DED 100001303

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

150 000 BLUFFTON TWP. NORTH WINN.

150 000 BLUFFTON TWP. NORTH WINN.

**WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2021 AND MARCH 2022. Please keep in a safe place.** Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2020 Valuations. Taxes for July 1, 2020 through June 30, 2021. Payable September 2021 and March 2022.

Parcel # 000061430000400

Location:

150 000 BLUFFTON TWP. NORTH WINN.

Sect 014 Twn 099 Rng 009

Gross Acres 32.75  
 Exempt Acres 28.47  
 Net Acres 4.28

LEGAL Description: SW SW EXC PT E OF W BANK OF RIVER

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Agr Land	5,760	4,840	5,760	4,693		
Buildings	0	0	0	0		
Dwellings	0	0	0	0		
<b>TOTAL VALUE:</b>	<b>\$5,760</b>	<b>\$4,840</b>	<b>\$5,760</b>	<b>\$4,693</b>		
Less Military Exemption:		\$0		\$0		
<b>NET TAXABLE VALUE:</b>		<b>\$4,840</b>		<b>\$4,693</b>		

Value Times Levy per 1000 of:	23.3137300	23.3184300	<b>100001303</b>
EQUALS GROSS TAX OF:	112.84	109.43	McCauley Farm LLC
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-2.99	-2.52	
Family Farm Credit:	-2.11	-1.77	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
<b>NET ANNUAL TAXES:</b>	<b>\$108.00</b>	<b>\$106.00</b>	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$714,105.00	City EMS: \$0.00
------------------	--------	--------	--------------------------	------------------

Taxing Authority:	Distribution of your current & prior year taxes			Total property taxes levied by taxing authority		
	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH SD-NW	52.435	56.63	54.67	1,913,224.00	1,821,482.00	5.036
COUNTY GENERAL	26.769	28.91	28.32	8,250,796.00	8,015,843.00	2.931
COUNTY RURAL	8.361	9.03	8.86	1,655,342.00	1,609,312.00	2.860
NICC	3.880	4.19	4.31	11,566,732.00	11,740,813.00	1.482-
HOSPITAL	3.315	3.58	3.51	1,021,274.00	993,784.00	2.766
BLUFFTON TWP	1.574	1.70	1.58	13,737.00	12,536.00	9.580
COUNTY ASSESSOR	1.435	1.55	1.72	442,542.00	485,595.00	8.866-
MH-DD SERVICES	1.361	1.47	2.10	418,384.00	594,395.00	29.611-
AG EXTENSION	0.861	0.93	0.92	264,832.00	259,672.00	1.987
BRUC / TB	0.009	0.01	0.01	480,273.00	481,419.00	0.238-

**YOU MAY PAY ONLINE AT: [www.iowatreasurers.org](http://www.iowatreasurers.org)**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01398**

DUE Sept 1, 2021

**\$54.00**

DUE March 1, 2022

**\$54.00**

Date Paid: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Check # \_\_\_\_\_

Check # \_\_\_\_\_



**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01400**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01400**

Parcel #  
**000061540000500**

Parcel #  
**000061540000500**

TAX DUE: Sept 1, 2021 or Full Year

TAX DUE: March 1, 2022

TAX DELQ: Oct 1, 2021

TAX DELQ: April 1, 2022

FULL YEAR	Sept 1, 2021
<b>\$756.00</b>	<b>\$378.00</b>

March 1, 2022
<b>\$378.00</b>

DED 100001303

DED 100001303

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

150 000 BLUFFTON TWP. NORTH WINN.

150 000 BLUFFTON TWP. NORTH WINN.

**WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2021 AND MARCH 2022. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2020 Valuations. Taxes for July 1, 2020 through June 30, 2021. Payable September 2021 and March 2022.**

Parcel # 000061540000500 Location: Gross Acres 29.50  
 150 000 BLUFFTON TWP. NORTH WINN. Sect 015 Twn 099 Rng 009 Exempt Acres 0.00  
 LEGAL Description: LOT 1 SE SE Net Acres 29.50

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
Agr	Assessed	Taxable	Assessed	Taxable		
Land	40,460	33,999	40,460	32,968		
Buildings	0	0	0	0		
Dwellings	0	0	0	0		
<b>TOTAL VALUE:</b>	<b>\$40,460</b>	<b>\$33,999</b>	<b>\$40,460</b>	<b>\$32,968</b>		
Less Military Exemption:		\$0		\$0		
<b>NET TAXABLE VALUE:</b>		<b>\$33,999</b>		<b>\$32,968</b>		

Value Times Levy per 1000 of:	23.3137300	23.3184300	<b>100001303</b>
EQUALS GROSS TAX OF:	792.64	768.76	McCauley Farm LLC
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-21.02	-17.93	
Family Farm Credit:	-14.84	-12.58	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
<b>NET ANNUAL TAXES:</b>	<b>\$756.00</b>	<b>\$738.00</b>	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$714,105.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH SD-NW	52.438	396.42	380.62	1,913,224.00	1,821,482.00	5.036
COUNTY GENERAL	26.767	202.36	197.18	8,250,796.00	8,015,843.00	2.931
COUNTY RURAL	8.364	63.23	61.72	1,655,342.00	1,609,312.00	2.860
NICC	3.882	29.35	29.98	11,566,732.00	11,740,813.00	1.482-
HOSPITAL	3.313	25.05	24.44	1,021,274.00	993,784.00	2.766
BLUFFTON TWP	1.575	11.91	11.02	13,737.00	12,536.00	9.580
COUNTY ASSESSOR	1.435	10.85	11.94	442,542.00	485,595.00	8.866-
MH-DD SERVICES	1.357	10.26	14.62	418,384.00	594,395.00	29.611-
AG EXTENSION	0.858	6.49	6.39	264,832.00	259,672.00	1.987
BRUC / TB	0.011	0.08	0.09	480,273.00	481,419.00	0.238-

**YOU MAY PAY ONLINE AT: [www.iowatreasurers.org](http://www.iowatreasurers.org)**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01400**

DUE Sept 1, 2021 **\$378.00** DUE March 1, 2022 **\$378.00**  
 Date Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Check # \_\_\_\_\_ Check # \_\_\_\_\_

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01402**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01402**

Parcel #  
**000062220000600**

Parcel #  
**000062220000600**

TAX DUE: Sept 1, 2021 or Full Year

TAX DELQ: Oct 1, 2021

FULL YEAR	Sept 1, 2021
<b>\$880.00</b>	<b>\$440.00</b>

DEED

DED 100001303

TAX DUE: March 1, 2022

TAX DELQ: April 1, 2022

March 1, 2022
<b>\$440.00</b>

DEED

DED 100001303

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

MCCAULEY FARM LLC  
 200 HIGHLAND DR  
 APT #7  
 DECORAH IA 52101

150 000 BLUFFTON TWP. NORTH WINN.

150 000 BLUFFTON TWP. NORTH WINN.

**WINNESHIEK COUNTY TAX BILL for SEPTEMBER 2021 AND MARCH 2022. Please keep in a safe place. Send the correct stubs along with your check for payment. If your taxes are paid by your Bank in Escrow, this is for your information only. SEE REVERSE SIDE. Based on January 1, 2020 Valuations. Taxes for July 1, 2020 through June 30, 2021. Payable September 2021 and March 2022.**

Parcel # 000062220000600 Location: Gross Acres 35.11  
 150 000 BLUFFTON TWP. NORTH WINN. Sect 022 Twn 099 Rng 009 Exempt Acres 0.00  
 LEGAL Description: NE NE EXC LOT 1 Net Acres 35.11

VALUATIONS AND TAXES	THIS YEAR		LAST YEAR		TAX DUE	Delinquent Tax, Specials, Drainage
	Assessed	Taxable	Assessed	Taxable		
Agr						
Land	45,590	38,310	45,590	37,148		
Buildings	1,400	1,176	1,400	1,141		
Dwellings	0	0	0	0		
<b>TOTAL VALUE:</b>	<b>\$46,990</b>	<b>\$39,486</b>	<b>\$46,990</b>	<b>\$38,289</b>		
Less Military Exemption:		\$0		\$0		
<b>NET TAXABLE VALUE:</b>		<b>\$39,486</b>		<b>\$38,289</b>		

Value Times Levy per 1000 of:	23.3137300	23.3184300	<b>100001303</b>
EQUALS GROSS TAX OF:	920.57	892.84	McCauley Farm LLC
Less Credits of:			
Homestead/DVH Credit:	0.00	0.00	
Ag Land Credit:	-23.68	-20.23	
Family Farm Credit:	-16.72	-14.19	
Bus Prop Tax Credit Fund:	0.00	0.00	
Low Income/Elderly Credit:	0.00	0.00	
Prepaid Tax:	0.00	0.00	
<b>NET ANNUAL TAXES:</b>	<b>\$880.00</b>	<b>\$858.00</b>	

Ag Dwelling Tax:	\$0.00	\$0.00	County EMS: \$714,105.00	City EMS: \$0.00		
	Distribution of your current & prior year taxes		Total property taxes levied by taxing authority			
Taxing Authority:	%Total	Current	Prior	Current	Prior	Percent +/-
DECORAH SD-NW	52.436	461.44	442.51	1,913,224.00	1,821,482.00	5.036
COUNTY GENERAL	26.767	235.55	229.22	8,250,796.00	8,015,843.00	2.931
COUNTY RURAL	8.364	73.60	71.75	1,655,342.00	1,609,312.00	2.860
NICC	3.883	34.17	34.86	11,566,732.00	11,740,813.00	1.482-
HOSPITAL	3.313	29.15	28.42	1,021,274.00	993,784.00	2.766
BLUFFTON TWP	1.575	13.86	12.82	13,737.00	12,536.00	9.580
COUNTY ASSESSOR	1.435	12.63	13.89	442,542.00	485,595.00	8.866-
MH-DD SERVICES	1.357	11.94	17.00	418,384.00	594,395.00	29.611-
AG EXTENSION	0.859	7.56	7.43	264,832.00	259,672.00	1.987
BRUC / TB	0.011	0.10	0.10	480,273.00	481,419.00	0.238-

**YOU MAY PAY ONLINE AT: [www.iowatreasurers.org](http://www.iowatreasurers.org)**

**Brenda K Kreitzer**  
 Winneshiek County Treasurer  
 201 W Main St  
 Decorah, IA 52101 Phone: 563-382-3753

Receipt #  
**01402**

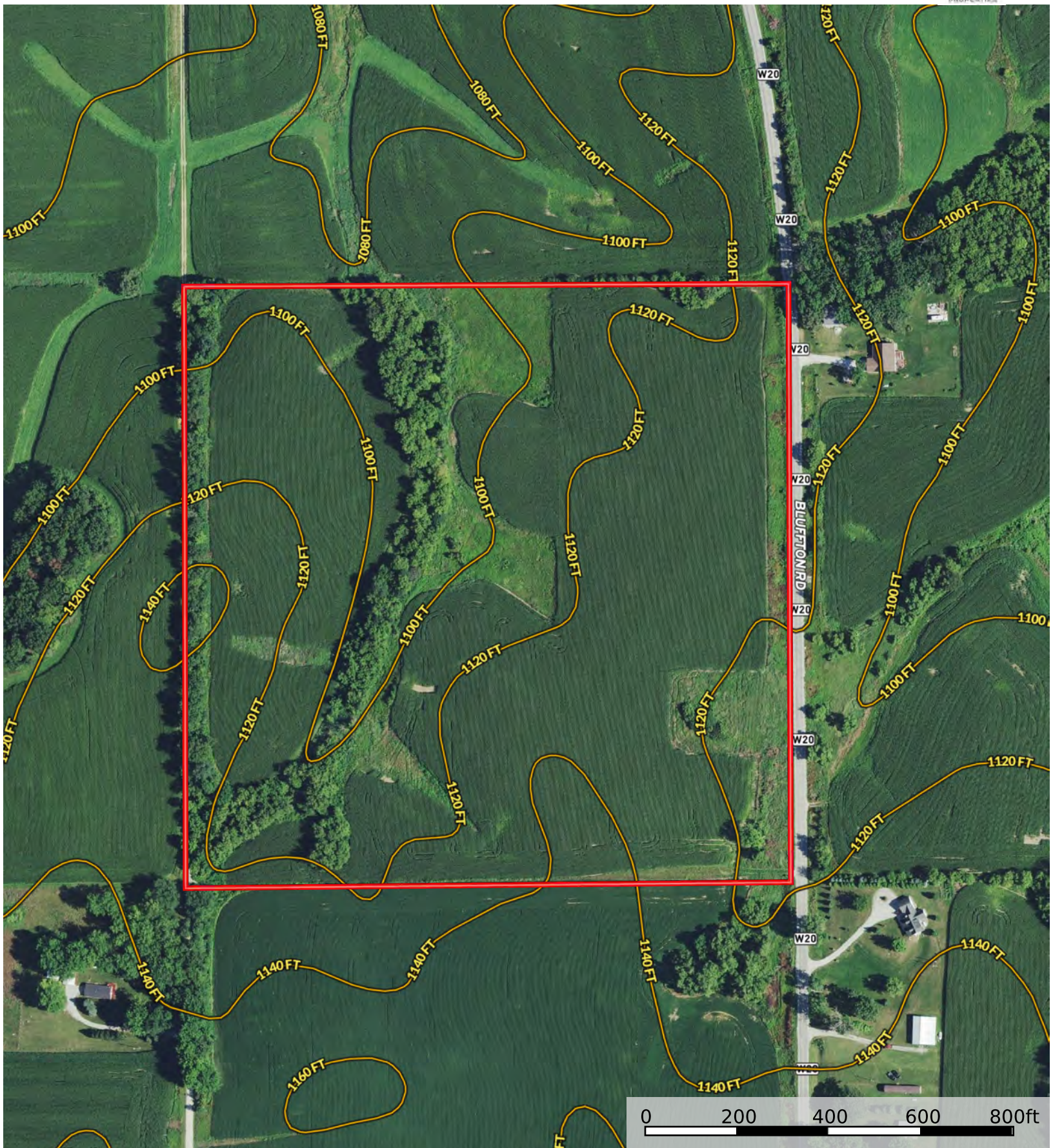
DUE Sept 1, 2021 **\$440.00** DUE March 1, 2022 **\$440.00**  
 Date Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Check # \_\_\_\_\_ Check # \_\_\_\_\_





 Boundary



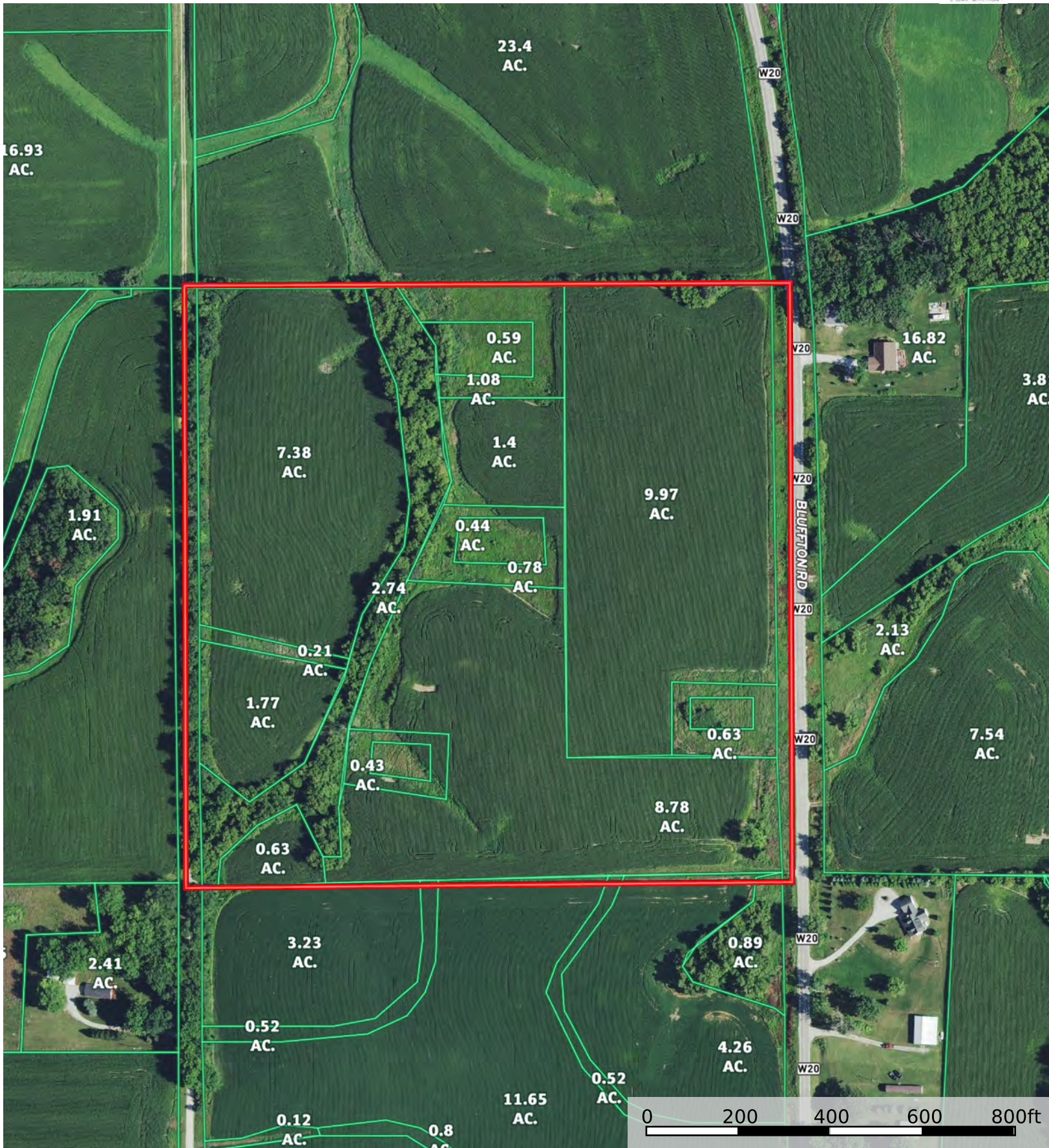


Boundary



# Lot #1 McCauley Farm LLC Auction

Winneshiak County, Iowa, 36.47 AC +/-




Boundary



# Lot #1 McCauley Farm LLC Auction

Winneshiek County, Iowa, 36.47 AC +/-



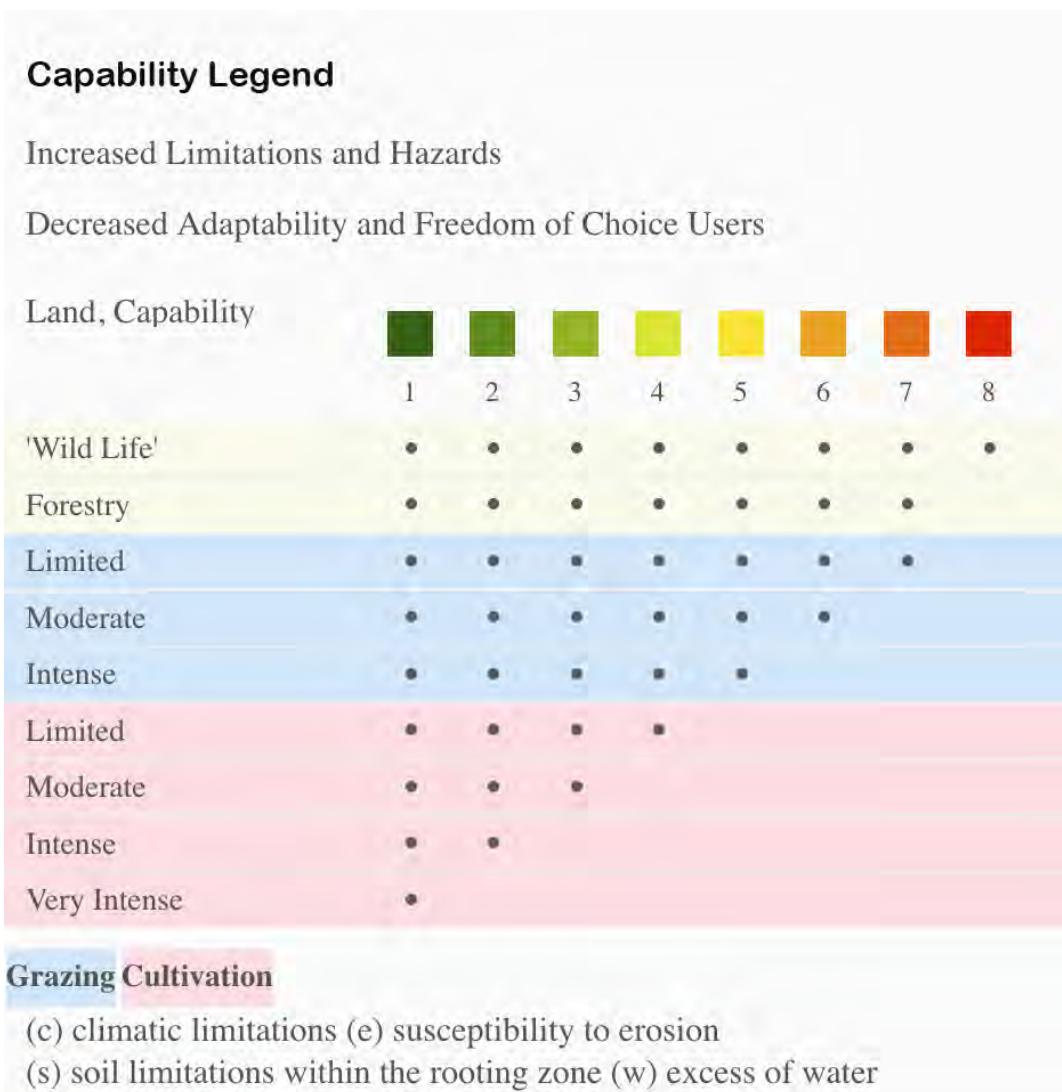
 Boundary



|  Boundary 39.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	18.36	46.47	46.0	0	82	3e
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	10.58	26.78	72.0	0	86	3e
487B	Otter-Worthen complex, 1 to 4 percent slopes	5.73	14.5	79.0	0	85	2w
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	3.0	7.59	8.0	0	44	4e
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	1.85	4.68	35.0	0	78	4e
TOTALS		39.51(*)	100%	54.36	-	80.45	2.98

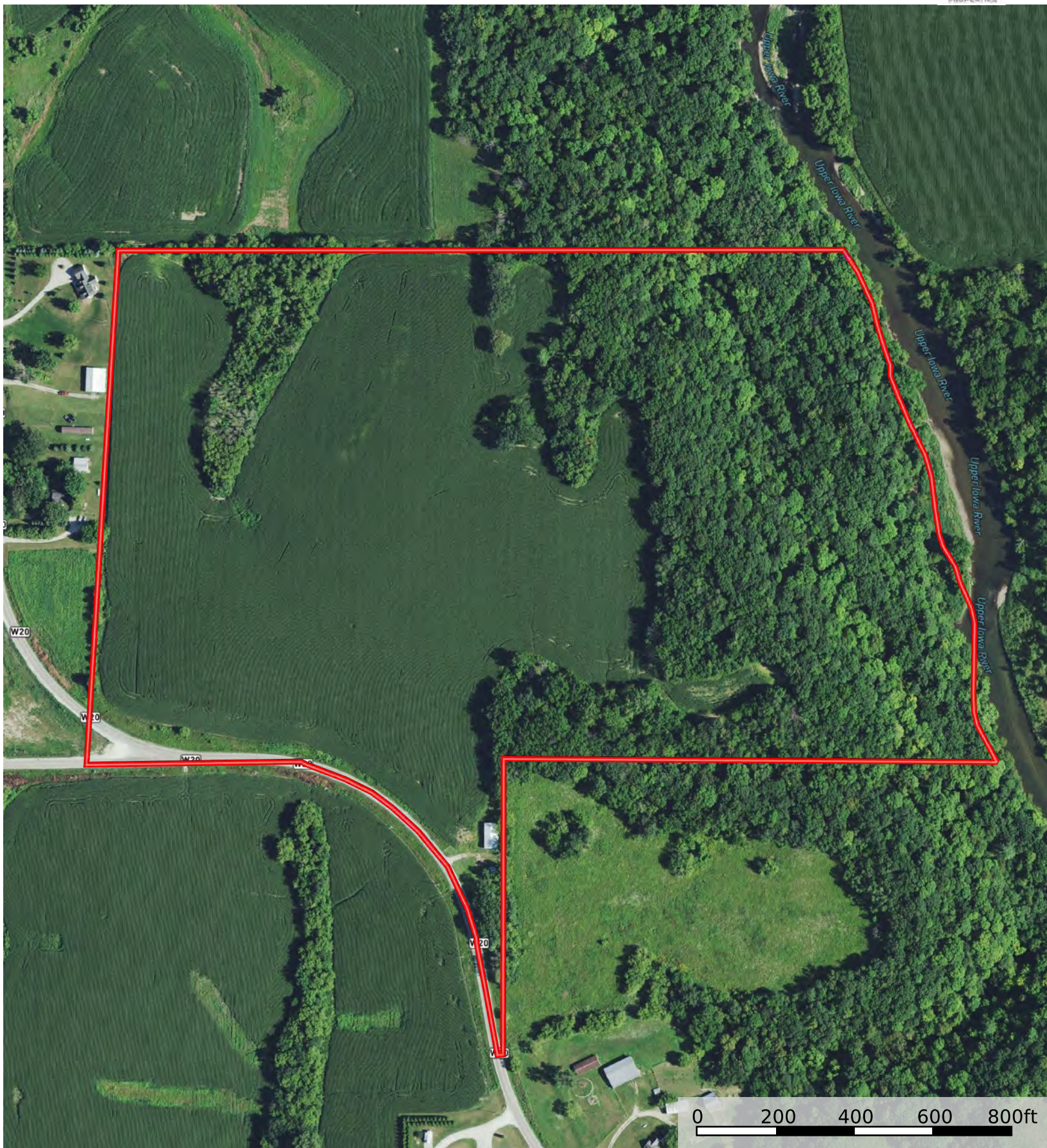
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





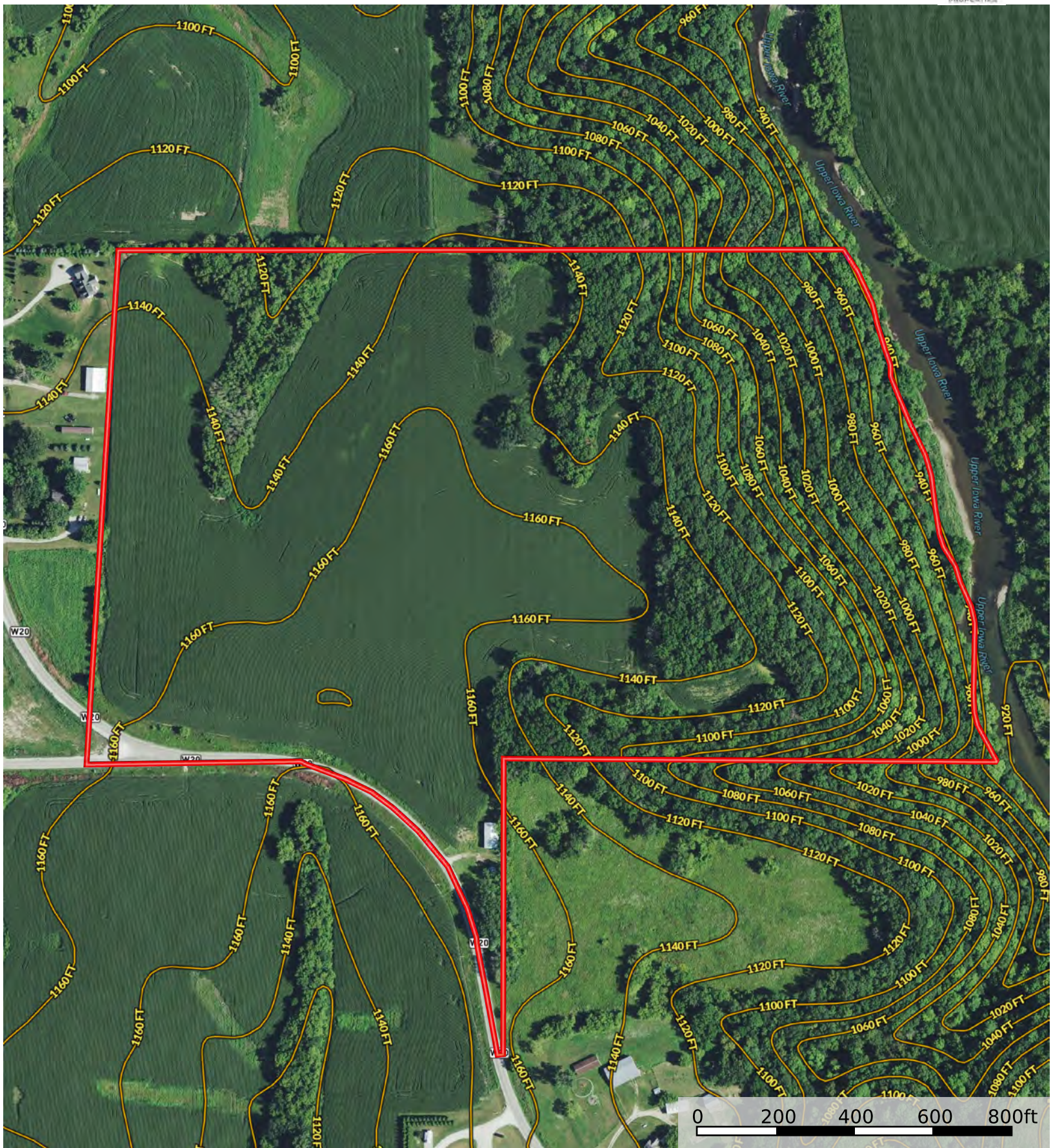
# Lot #2 McCauley Farm LLC Auction

Winneshiek County, Iowa, 65.5 AC +/-



 Boundary



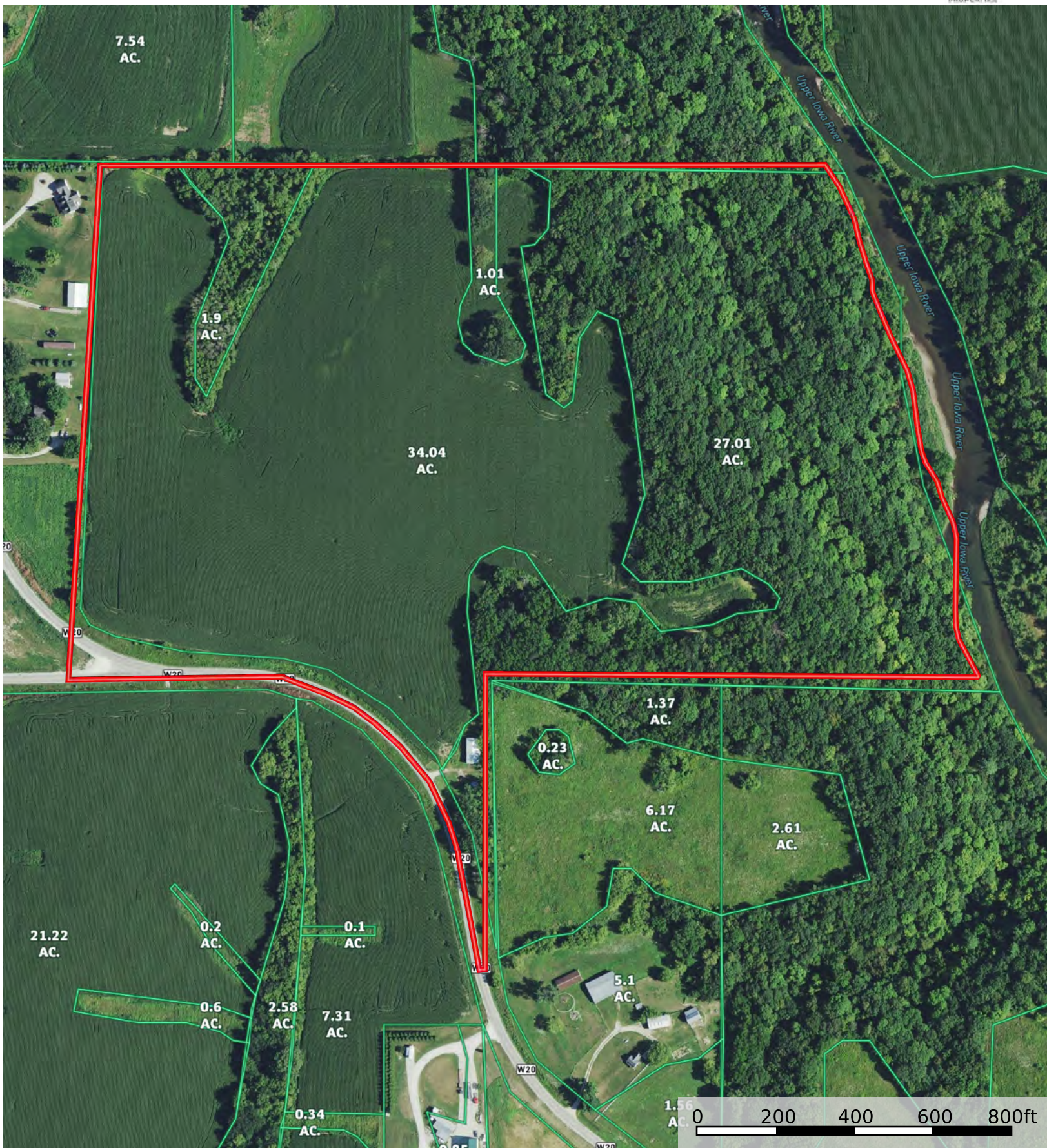


Boundary



# Lot #2 McCauley Farm LLC Auction

Winneshiak County, Iowa, 65.5 AC +/-



Boundary



# Lot #2 McCauley Farm LLC Auction

Winneshie County, Iowa, 65.5 AC +/-



 Boundary



 Boundary 65.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.91	30.63	72.0	0	86	3e
840G	Lacrescent cobbly silty clay loam, 18 to 45 percent slopes	17.72	27.26	5.0	0	13	7e
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	13.47	20.72	46.0	0	82	3e
163B	Fayette silt loam, 2 to 6 percent slopes	10.63	16.35	83.0	85	92	2e
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	1.65	2.54	54.0	0	83	3e
487B	Otter-Worthen complex, 1 to 4 percent slopes	1.62	2.49	79.0	0	85	2w
TOTALS		65.0(*)	100%	49.86	13.9	66.15	3.9

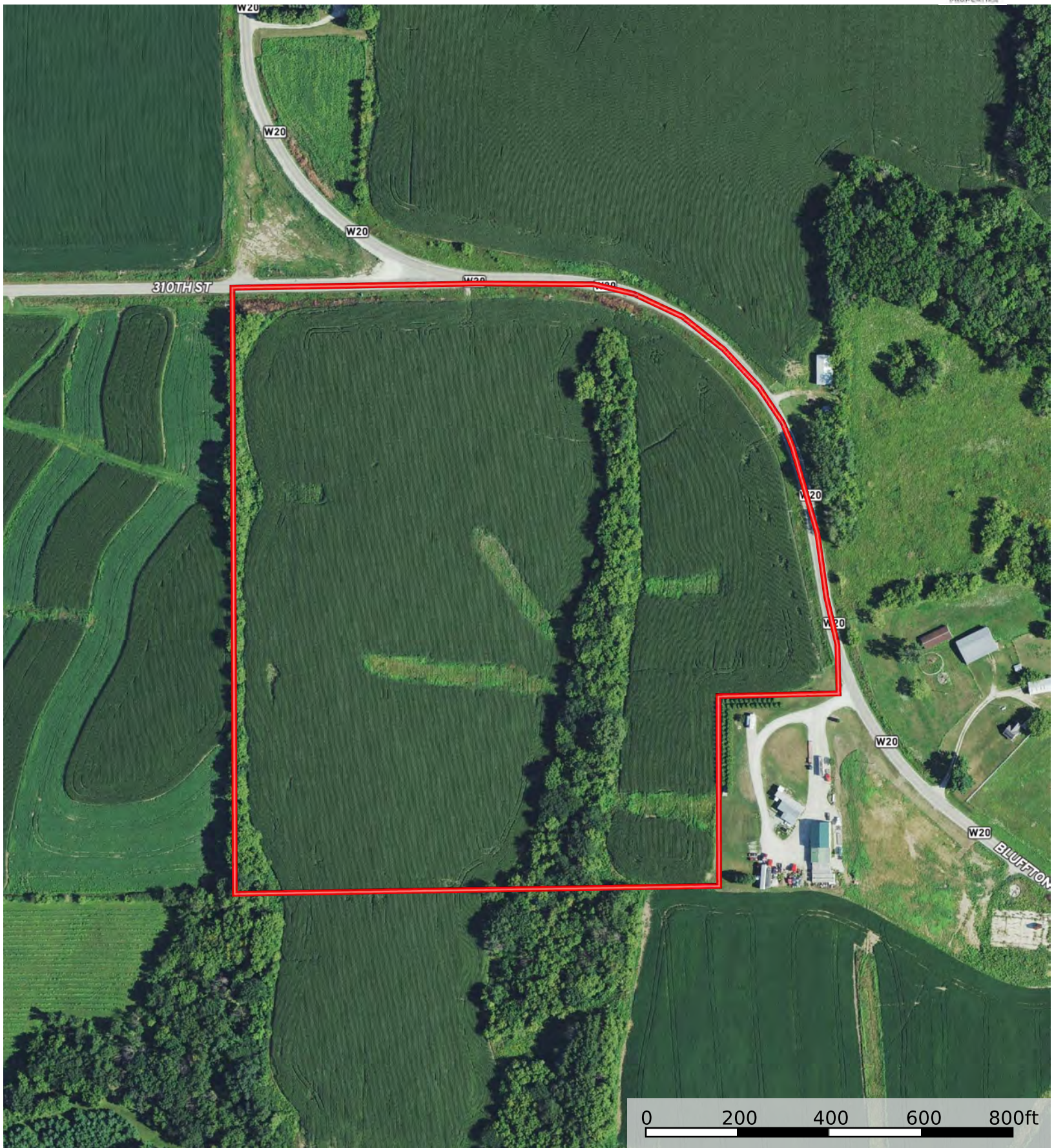
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





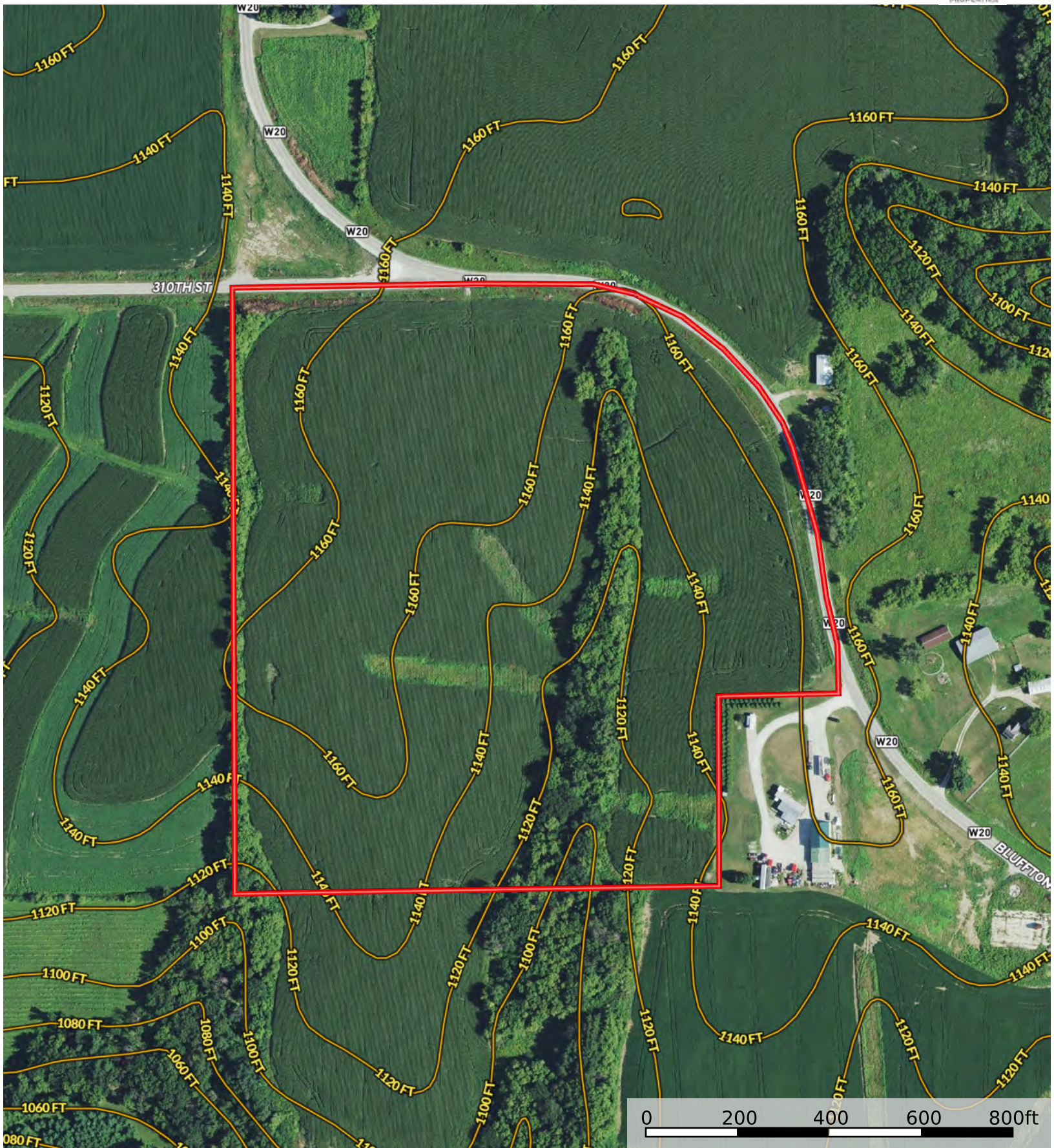
# Lot #3 McCauley Farm LLC Auction

Winneshiek County, Iowa, 32.61 AC +/-



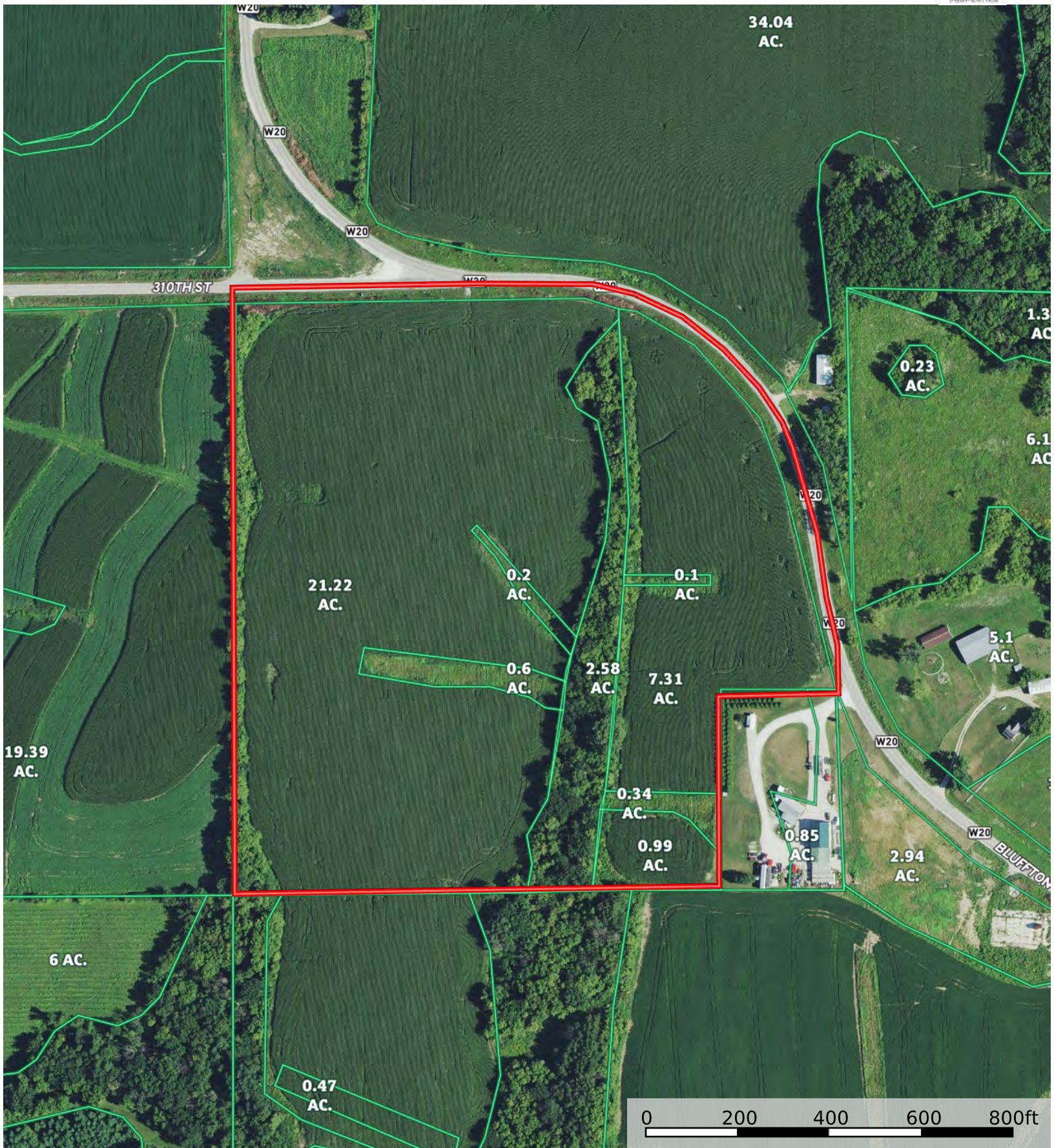
 Boundary





Boundary





Boundary





Boundary



|  Boundary 34.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	13.76	39.53	72.0	0	86	3e
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	11.7	33.61	46.0	0	82	3e
163B	Fayette silt loam, 2 to 6 percent slopes	6.89	19.79	83.0	85	92	2e
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	2.06	5.92	54.0	0	83	3e
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.39	1.12	35.0	0	78	4e
TOTALS		34.81(*)	100%	63.94	16.82	85.55	2.81

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





## Multi-Par Explained

In the past, many properties were offered in parcels and then as a whole and that was the end of the bidding.

However, in recent years the Multi-Par (Multi Parcel) auction method has become one of the most effective and desirable approaches for selling any real estate that can be divided into parcels. With Multi-Par, bidders are privileged to bid on any combination parcels, or "tracts," that they desire. All bidding remains open until the conclusion of the auction. This allows any bidder to raise the offer on any tract or combination of tracts -- even the entire property -- until the bidding has been exhausted.

The Multi-Par auction method ensures that all bidders have a fair and equal opportunity to acquire the real estate they want to purchase. The result for the seller is the assurance that all competitive bidding is exhausted and the maximum current market price is received.

The Multi-Par auction method is tracked with a computer software system and automated process for real time tracking and display of individual and combinations for multi-parcel real estate auction bids on projection screens displaying bids as first and second place finishes, including totals at the bottom of each screen.

A Multi-Parcel Auction is the sale of Real Estate offered in two or more tracts of land. For purposes of explanation:

### 100 Acres Offered In Five Tracts

- Tract #1 5 Acres
- Tract #2 10 Acres
- Tract #3 10 Acres
- Tract #4 25 Acres
- Tract #5 50 Acres

The bidding will usually open to offer the tracts individually first:

### Bid Board (Individual Tracts)

Tract Number	Bidder Number	Bid Amount
1	100	\$ 5,000
2	200	\$ 10,000
3	300	\$ 10,000
4	400	\$ 25,000
5	500	\$ 50,000
	Total	\$ 100,000



Following the offering of individual tracts, the auctioneer will begin taking bids for any combinations. Example: \$26,000 will tie Tracts 1, 2 & 3 together and pull them away from the individual bidders for their respective tracts, because the bid is higher than the individual bids totaling \$25,000. See bid board below.

**Bid Board (Combinations)**

Combinations	Bidder	Bid Amount
1-2-3	600	\$ 26,000

Bidders 100, 200 & 300 are "out", because of a successful combination by Bidder 600. But this leaves Bidders 400 & 500 still in a winning position on their respective tracts. What is of importance is the bid for Combination 1-2-3 at \$26,000 plus the individual bids of \$25,000 and \$50,000 for Tracts 4 & 5 total out to be \$101,000...beating out the total of \$100,000 for all of the Individual bids of \$100,000.

But keep in mind, Bidders 100, 200 & 300 are not necessarily finished bidding. There is only a \$2,000 difference from a change in the bid board and those who would be in a winning position. A \$2,000 increase from either one of them on their respective tract will put all of the individual bidders back into a winning position. This process will take place until all bids are exhausted and the auctioneer declares the property sold.

A great deal of patience may be required to conduct this type of real estate auction, but it assures the Seller that he or she has been given the greatest opportunity to receive the maximum dollar through competitive bidding for his or her property. It also ensures the individual tract Bidders an opportunity to compete against those who want the property in its entirety.





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