

LAND AUCTION

80+/- Acres, Dallas County, Iowa

Wednesday, December 5 • 10:00 AM

at the Dallas Center Memorial Hall • 1502 Walnut Street • Dallas Center, Iowa
Open Tenancy for 2019!

Property Location: From the north east corner of Dallas Center, Iowa, travel north two miles north on R16, then east one and half miles on 205th Street.

Legal Description: NW 1/4 NE1/4 and the SW1/4 NE1/4, all in Section 13, Township 80N, Range 27W of the 5TH P.M. (Exact legal to be taken from abstract)



**Farmers
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For additional information, please contact:

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Property Information

Property Description: Great productive 80 to add to your farming operation with very good soils.

Farm Data:

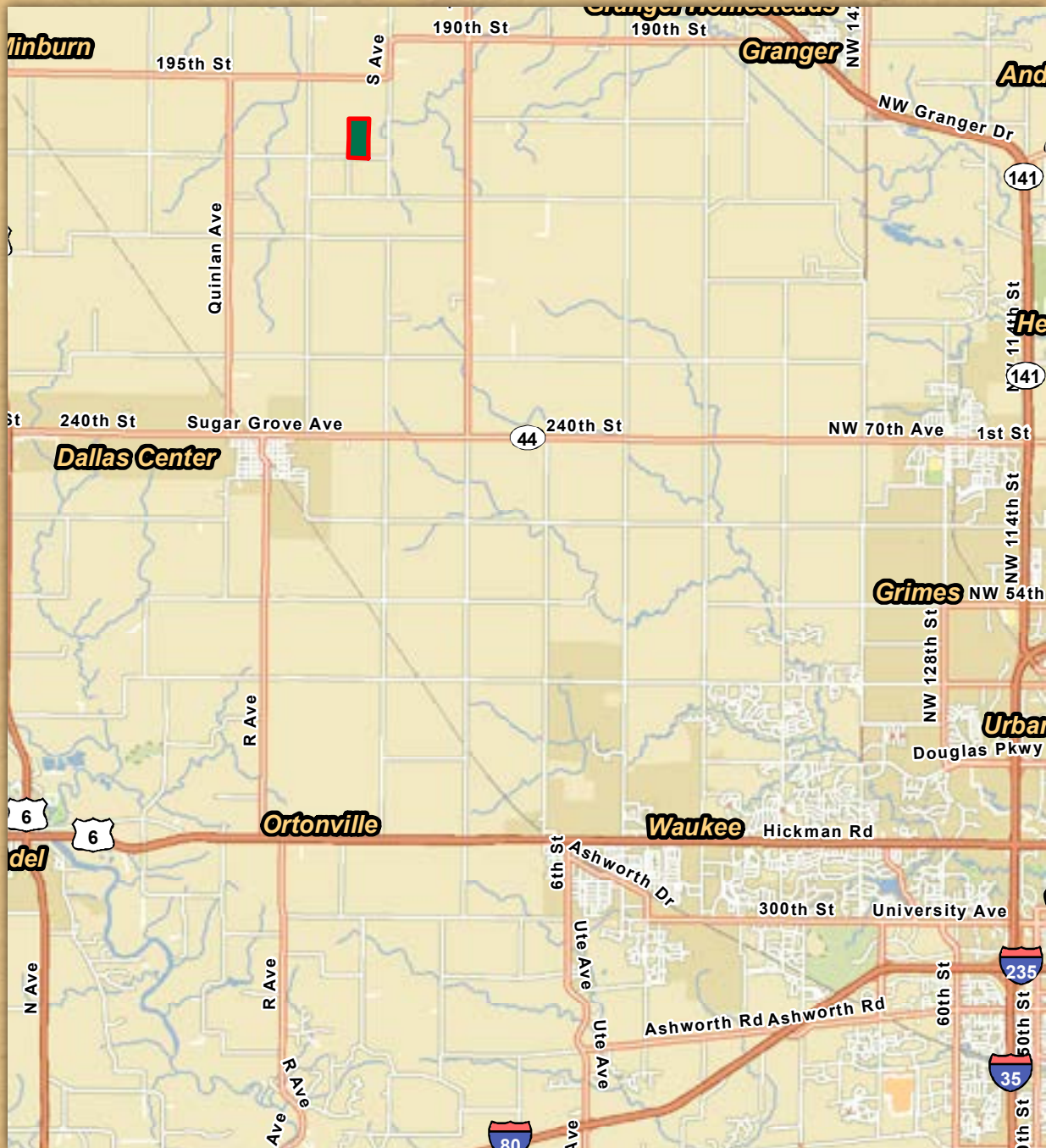
Cropland 80 acres

FSA Information:

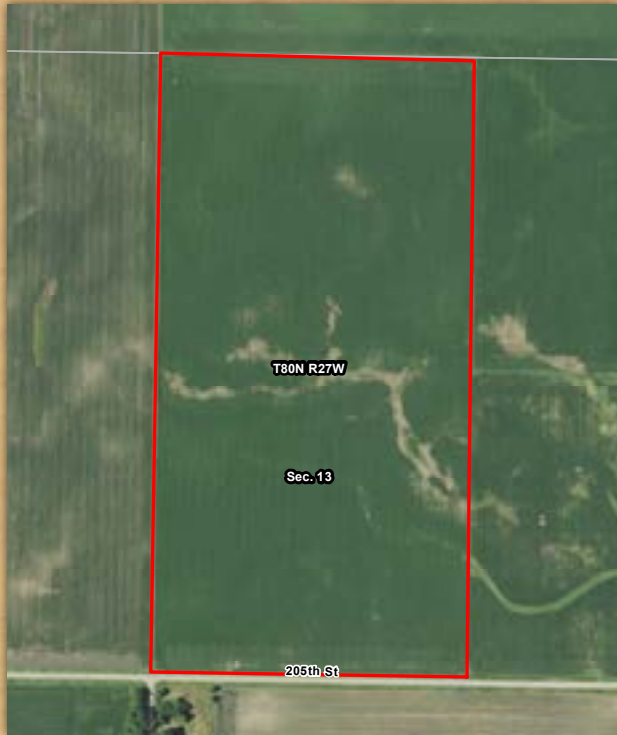
	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	61.35 acres	120 bushels
Soybeans	20.45 acres	32 bushels

Taxes: \$2,128 or \$26.60 per acre

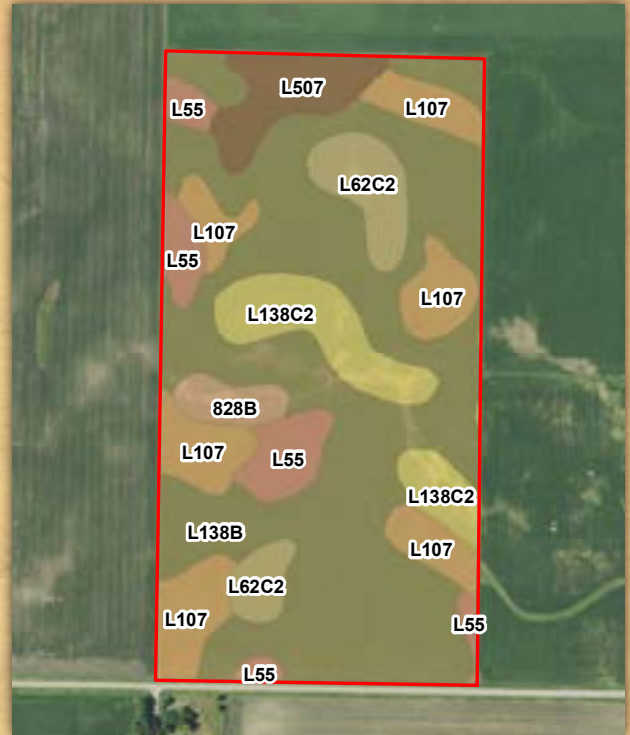
Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	Ile	88	44.7
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	Ilw	88	12.4
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	Ille	83	7.1
L55	Nicollet loam, 1 to 3 percent slopes	Ie	91	5.4
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	Ille	64	4.9
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	Ilw	87	4.3
828B	Zenor sandy loam, 2 to 5 percent slopes	Ille	52	1.7
TOTAL			85.5	80.5



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on January 15, 2019, or such other date agreed to by the parties. Subject to current lease and tenants rights.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the closing company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with closing company the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid by the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 15, 2019, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer to Farmers National Company or the closing agent.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or

where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: David H. Ormsby Jr. and Eilleen O. Hogg

Auctioneer: Eric Mueller