

LAND AUCTION

270+/- Acres, Appanoose County, Iowa
Offered in Three Individual Tracts!

Highlights:

- Outstanding income and recreational property
- CRP contracts and marketable timber
- Lease out the hunting right or enjoy the hunt yourself



Thursday, April 26 • 10:00 AM
at the Westbridge Inn Meeting Room (Motel 60)
117 North 18th Street • Centerville, Iowa



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

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Property Location: From Numa, Iowa, travel one mile west on 545th Street then one mile north on 150th Avenue to the property on both sides of the gravel road.

Legal Description:

- **Tract 1:** 80+/- acres N1/2 NE 1/4 Section 11, T68N, R19W
- **Tract 2:** 80+/- acres SE1/4 NE 1/4 & NE 1/4 SE 1/4 Section 11, T68N, R19W
- **Tract 3:** 110+/- acres South 30 Acres SW 1/4 NW 1/4 & N 1/2 SW 1/4 of Section 12, T68N, R19W

Property Description: Outstanding Southern Iowa, Appanoose County property! Lease out the hunting rights or enjoy the hunt yourself. The property has marketable timber including walnut, cottonwood, maple, and ash trees. Partition fencing removal and replacement has been taking place incrementally over the last four years along the north/northeastern areas of the property. Each tract contains many income producing acres of CRP containing CP25-Prairie Restoration and CP1-Introduced Grasses.

Taxes:

- **Tract 1:** \$852
- **Tract 2:** \$628
- **Tract 3:** \$936

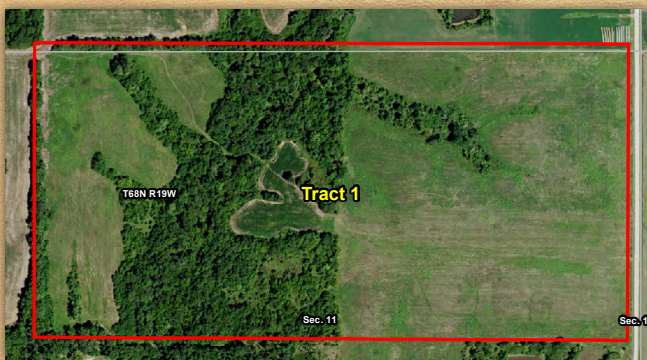
Farm Data:

- **Tract 1**
 Cropland 49.9 acres
 Non-crop 2.1 acres
 Timber 28.0 acres
 Total 80.0 acres
- **Tract 2**
 Cropland 44.5 acres
 Non-crop 3.8 acres
 Timber 31.7 acres
 Total 80.0 acres
- **Tract 3**
 Cropland 68.2 acres
 Non-crop 2.1 acres
 Timber 39.7 acres
 Total 110.0 acres

CRP:

- **Tract 1:** 47.8 acres, due to expire September 2022. Annual payment of \$8,172 (\$170.96 per acre).
- **Tract 2:** 43.1 acres, due to expire September 2022. Annual payment of \$7,368 (\$170.96 per acre).
- **Tract 3:** 68.2 acres, due to expire September 2022. Annual payment of \$11,660 (\$170.96 per acre).

Aerial Photo



Soil Map

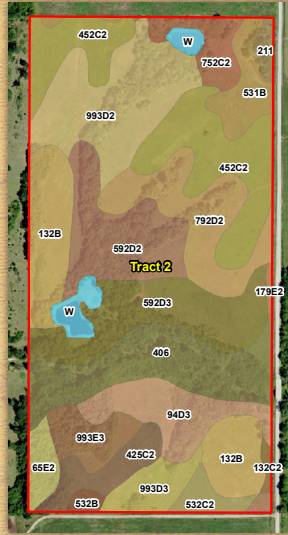


MAP SYMBOL	NAME	NON IRR			ACRES
		LCC	CSR1	CSR2	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	IVe	43	38	20.5
531B	Kniffin silt loam, 2 to 5 percent slopes	IIle	58	55	17.7
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	IIle	30	46	9.0
211	Edina silt loam, 0 to 1 percent slopes	IIlw	60	59	7.1
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	IIle	35	68	6.6
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	IVe	5	49	6.4
452C	Lineville silt loam, 5 to 9 percent slopes	IIle	35	48	4.3
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	IIle	26	51	4.1
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	IVe	20	22	3.6
406	Kennebec-Amana silt loams complex	Iw	90	88	0.2
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	IIw	65	75	0.0
93D2	Adair-Shelby complex, 9 to 14 percent slopes, moderately eroded	IVe	25	29	0.0
TOTAL			40.5	48.6	79.5

Aerial Photo

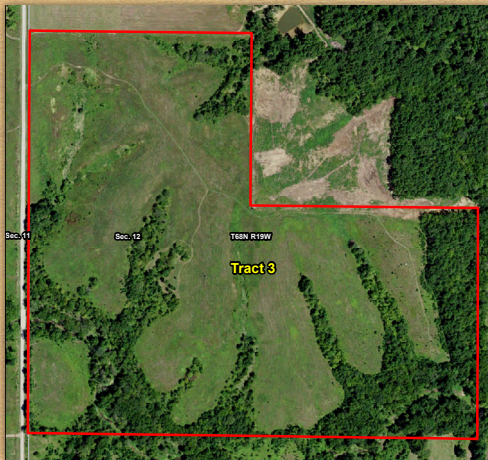


Soil Map

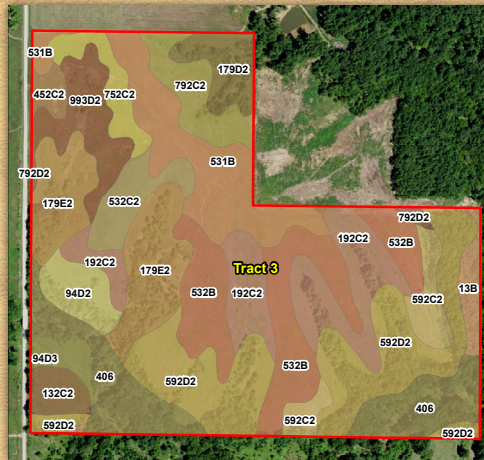


MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	Ille	30	46	10.5
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	Ive	20	22	9.1
406	Kennebec-Amana silt loams complex	Iw	90	88	8.3
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	Vie	5	5	7.5
132B	Weller silt loam, 2 to 5 percent slopes	Ille	60	67	7.4
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	Ive	5	49	6.8
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	Ive	11	26	6.4
94D3	Mystic-Caleb complex, 9 to 14 percent slopes, severely eroded	Vie	5	18	4.6
531B	Kniffin silt loam, 2 to 5 percent slopes	Ille	58	55	2.7
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	Ille	24	27	2.6
993E3	Armstrong-Gara complex, 14 to 18 percent slopes, severely eroded	Vile	5	15	2.5
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	Ille	35	68	2.3
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	Vie	15	19	2.2
W	Water		0	0	1.7
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	Vie	28	29	1.4
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	Ille	28	44	1.2
211	Edina silt loam, 0 to 1 percent slopes	Illw	60	59	0.6
532B	Rathbun silt loam, 2 to 5 percent slopes	Ille	48	55	0.5
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	Ille	40	59	0.3
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	Vie	33	24	0.2
TOTAL			29.8	40.1	78.7

Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	Ive	5	49	18.5
532B	Rathbun silt loam, 2 to 5 percent slopes	Ille	48	55	13.4
406	Kennebec-Amana silt loams complex	Iw	90	88	12.1
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	Ille	30	48	11.4
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	Vie	33	24	10.8
531B	Kniffin silt loam, 2 to 5 percent slopes	Ille	58	55	10.5
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded complex	Ive	20	22	5.0
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	Ille	26	51	4.1
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	Ille	21	23	3.5
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	Ive	43	38	3.4
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	Ille	28	44	3.4
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	Ive	10	29	3.0
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	Ille	35	68	2.7
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	Ille	40	59	2.0
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	Ilw	68	79	2.0
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	Ille	30	46	1.1
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	Ive	11	26	0.5
94D3	Mystic-Caleb complex, 9 to 14 percent slopes, severely eroded	Vie	5	18	0.5
TOTAL			37.4	50.0	107.9

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 May 25, 2018, or such other date agreed to by the parties.

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 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 the 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 equally by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 25, 2018, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

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 survey costs. 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 three individual tracts. 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 the 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(s): Maryanna F. Wallin Estate

Auctioneer: Carl Jackson

Property Location Map

