

LAND AUCTION

79.89+/- Acres, Chickasaw County, Iowa

Thursday, January 18, 2018 • 10:00 AM

Chickasaw Event Centre • 301 North Water Avenue • New Hampton, Iowa

Highlights:

- Gently sloped productive Iowa farmland
- Established waterways and CRP buffers
- Open for new operator in 2018

Property Information

Property Location: From Lawler, go east on Highway 24 to Windsor Avenue; then go north one and a quarter miles to 175th Street. Go west a half mile; turn north on Victory Avenue, property is on the east side of the road.

Legal Description: Long legal on file, contact agent for details.

Property Description: Gently rolling productive farmland with tile and waterways where needed. Open for new operator in 2018.

Farm Data:

Cropland	74.32 acres
Non-crop	5.57 acres
Total	79.89 acres

FSA Information:

	Base	Yield
Corn	TBD	134 bushels
Soybeans	TBD	42 bushels

Taxes: \$1,836.67 or \$22.99 per acre



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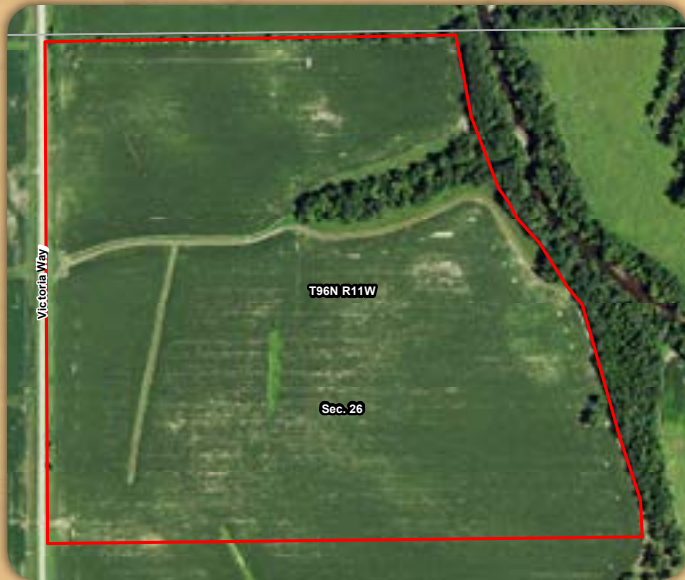
For additional information, please contact:

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MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
391B	Clyde-Floyd complex, 1 to 4 percent slopes	llw	72	87	17.1
777B	Wapsie loam, 2 to 5 percent slopes	lle	52	50	13.2
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	llle	62	76	11.6
784B	Riceville loam, 1 to 4 percent slopes	lle	51	68	10.8
471B	Oran loam, 2 to 5 percent slopes	lle	79	81	10.8
482B	Racine loam, 2 to 5 percent slopes	lle	79	84	8.8
777	Wapsie loam, 0 to 2 percent slopes	lls	57	55	3.1
84	Clyde clay loam, 0 to 3 percent slopes	llw	74	88	1.7
713B	Winneshiek loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	lle	68	50	0.5
394B	Ostrander loam, 2 to 5 percent slopes	lle	84	89	0.5
TOTAL			65.5	73.8	78.1

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 Auction Company.

Possession: Possession will be granted at closing on February 22, 2018, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% 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 auction 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 auction 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 will close on February 22, 2018, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer funds only.

Sale Method: The real estate will be sold as one 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 the Auction 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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: Gina and William Jirak

Auctioneer: Joel Ambrose