

LAND AUCTION

176.58+/- Acres, Chickasaw County, Iowa

Thursday, March 15, 2018 • 10:00 AM

at the Fredericksburg City Hall • 151 West Main Street • Fredericksburg, Iowa
Offered in Four Individual Tracts!

Highlights:

- Located on both sides of Highway 63
- Two farmland tracts
- One recreation tract
- One building tract

L-1800290

Property Location: From New Hampton go 10.5 miles south on Highway 63. Property is on the east and west side of the Highway.

Property Description: Offering four tracts, two of which are tillable Iowa farmland, one building site, and one recreational tract.



**Farmers
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Company™**

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For additional information, please contact:

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New Hampton, Iowa

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www.FarmersNational.com/RandyMitchell



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
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Legal Description: Long legals on file, contact agent for details.

Taxes:

- **Tract 1:** \$1,386.50 or \$17.05 per acre
- **Tract 2:** TBD
- **Tract 3:** \$1,193.06 or \$20.51
- **Tract 4:** Exempt acres

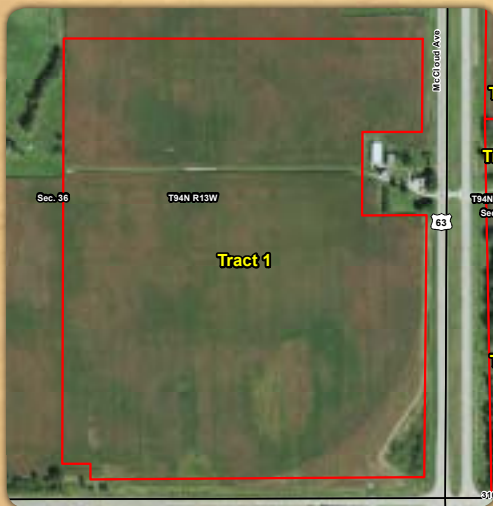
FSA Information:

• Tract 1	Base	Yield
Corn	TBD acres	185 bushels
Oats	TBD acres	44 bushels
• Tract 2	Base	Yield
Corn	TBD acres	185 bushels
Oats	TBD acres	44 bushels

Farm Data:

• Tract 1	
Cropland	81.23 acres
Other	.09 acres
Total	81.32 acres
• Tract 2	
Buildings	2.03 acres
• Tract 3	
Cropland	54.51 acres
Non-crop	3.66 acres
Total	58.17 acres
• Tract 4	
Non-crop	35.06 acres

Tract 1 Aerial Photo



Tract 1 Soil Map



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	Ils	66	53	48.1
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	Ilw	67	54	22.1
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	Ils	71	59	11.4
778	Sattre loam, 0 to 2 percent slopes, Rarely Flooded	Ils	74	54	1.7
284B	Flagler sandy loam, 2 to 5 percent slopes	Ille	45	49	1.4
135	Coland clay loam, 0 to 2 percent slopes	Ilw	79	74	0.2
TOTAL			66.8	54.1	85.0

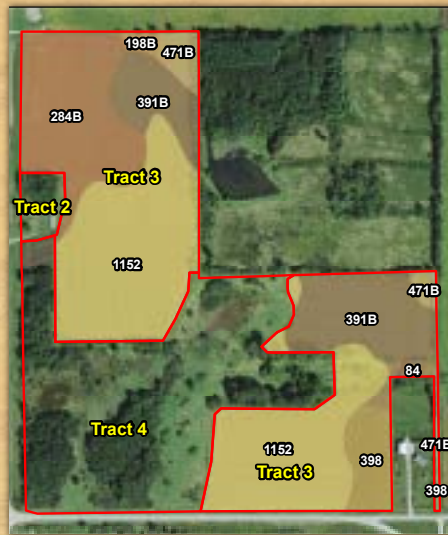
Tract 2 Aerial Photo



Tract 3 Aerial Photo



Tract 3 Soil Map

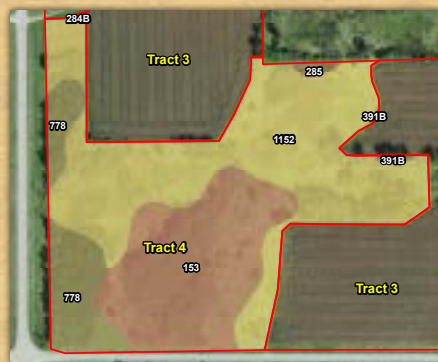


MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	Ilw	67	54	28.0
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	72	87	11.3
284B	Flagler sandy loam, 2 to 5 percent slopes	Ille	45	49	11.3
398	Tripoli clay loam, 0 to 2 percent slopes	Ilw	79	90	3.2
471B	Oran loam, 2 to 5 percent slopes	Ile	79	81	2.1
84	Clyde clay loam, 0 to 3 percent slopes	Ilw	74	88	0.9
198B	Floyd loam, 1 to 4 percent slopes	Ilw	74	89	0.5
TOTAL			64.9	63.4	57.4

Tract 4 Aerial Photo



Tract 4 Soil Map



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	Ilw	67	54	18.9
153	Shandep clay loam, 0 to 1 percent slopes	Illw	25	50	10.6
778	Sattre loam, 0 to 2 percent slopes, Rarely Flooded	Ils	74	54	4.2
285	Burkhardt sandy loam, 0 to 2 percent slopes	IVs	30	23	0.2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	72	87	0.1
284B	Flagler sandy loam, 2 to 5 percent slopes	Ille	45	49	0.1
TOTAL			54.6	52.7	34.1

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 April 17, 2018, or such other date agreed to by the parties.

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 April 17, 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 offered in four 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 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: Finis & Donna Brandenburg LLC

Auctioneer: Joel Ambrose

