

# ABSOLUTE AUCTION

**221.7+/- Acres, Fayette County, Iowa**

**Friday, March 16, 2018 • 10:00 AM**

**at the West Union Event Center • 10201 Harding Road • West Union, Iowa**

***Offered in Three Individual Tracts!***

## Highlights:

- Two thirds tillable along with pasture
- Two ponds
- Suitable for cow calf operation and finishing cattle on feedlot
- Nice home and many outbuildings offered on Tract 3



L-1800291

**Property Location:** From West Union go east/southeast on Highway 56 for two and a half miles to Imperial Road, then turn south and go half mile. Property is on both sides of the road.

**Property Description:** Attractive farm with building site and home suitable for a productive beef cattle operation with pasture and two thirds cropland.



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**For additional information, please contact:**

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

**Residential Information:**

- Built in 1983
- 2,112 total sq ft
- Three bedroom
- One and a half bath

**Taxes:**

- **Tract 1:** \$1,058.28 or \$27.13 per acre
- **Tract 2:** \$2,507.00 or \$18.88 per acre
- **Tract 3:** \$2,545.00

**FSA Information (Tracts 1, 2, and 3):**

	<u>Base</u>	<u>Yield</u>
Corn	TBD acres	120 bushels
Oats	TBD acres	62 bushels

**Farm Data:**

<b>• Tract 1</b>	
Cropland	37.87 acres
Non-crop	1.13 acres
Total	39.00 acres
<b>• Tract 2</b>	
Cropland	81.57 acres
Pasture	47.35 acres
Buildings	1.96 acres
Other	<u>1.90 acres</u>
Total	132.78 acres
<b>• Tract 3</b>	
Cropland	25.84 acres
Pasture	17.78 acres
Buildings	4.10 acres
Other	<u>2.20 acres</u>
Total	49.92 acres

**Tract 1 Aerial Photo**



**Tract 1 Soil Map**

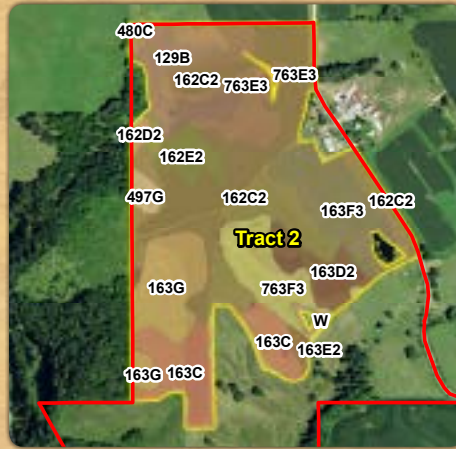


MAP SYMBOL	NAME	NON IRR			ACRES
		LCC	CSR1	CSR2	
394C	Ostrander loam, 5 to 9 percent slopes	IIIe	70	83	9.3
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	IIIe	0	80	6.4
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	IIIw	68	80	4.7
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	VIe	41	39	4.1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	IIw	73	87	2.3
480C	Orwood silt loam, 5 to 9 percent slopes	IIIe	67	81	2.1
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	56	58	2.0
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	53	52	2.0
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	IVe	43	40	1.2
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	IIw	0	73	0.9
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	IVe	45	46	0.6
198B	Floyd loam, 1 to 4 percent slopes	IIw	80	89	0.1
<b>TOTAL</b>			<b>49.2</b>	<b>71.7</b>	<b>35.6</b>

### Tract 2 Aerial Photo



### Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	Ille	0	80	25.4
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	Vle	41	39	9.6
163G	Fayette silt loam, 25 to 40 percent slopes	Vlle	20	5	8.6
163C	Fayette silt loam, 5 to 9 percent slopes	Ille	70	79	8.6
163F3	Fayette silt loam, 18 to 25 percent slopes, severely eroded	Vlle	25	13	8.5
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	Vle	25	21	6.7
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	Ilw	0	73	5.4
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	Ille	58	50	4.5
462E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	Ive	53	42	3.9
497G	Fayette-Dubuque-Jacwin complex, 25 to 40 percent slopes	Vlle	5	12	1.1
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	Ive	48	38	0.6
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	Ille	63	54	0.6
W	Water		0	0	0.4
480C	Orwood silt loam, 5 to 9 percent slopes	Ille	67	81	0.1
<b>TOTAL</b>			<b>24.9</b>	<b>50.5</b>	<b>84.1</b>

### Tract 3 Aerial Photo



### Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	Ille	0	80	7.3
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	Vle	41	39	5.7
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	Ille	53	52	3.1
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	Ive	43	40	2.4
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	Ive	53	42	2.4
480C	Orwood silt loam, 5 to 9 percent slopes	Ille	67	81	2.0
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	Ille	63	54	1.9
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	Illw	68	80	1.3
163F3	Fayette silt loam, 18 to 25 percent slopes, severely eroded	Vle	25	13	0.0
<b>TOTAL</b>			<b>37.3</b>	<b>58.7</b>	<b>26.2</b>

# 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 12, 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 12, 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 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 the Auction Company and seller. All decisions of the Auctioneer are final.

**Approval of Bids:** This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**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:** Thomas and Jacqueline Mann

**Auctioneer:** Joel Ambrose

