

ABSOLUTE LAND AUCTION

181.09+/- Acres, Chickasaw County, Iowa

Friday, December 7 • 10:00 AM

at the Chickasaw Event Centre • 301 North Water • New Hampton, Iowa

Offered in Three Individual Tracts!

Highlights:

- Productive farmland
- On hard surface road close to grain market
- Recreational tract, good for hunting

L-1800552

Property Location: From Protivin, Iowa, go four and a half miles west on B16, property is on the south side of the road.

Legal Description: The NE1/4 except Parcel A in Section 19, Township 97 North, Range 11 West and the NW1/4 of the NW1/4 all in Section 20, Township 97 North, Range 11 West of the 5th P.M., Chickasaw County, Iowa.



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For additional information, please contact:

Randy Mitchell, Agent

New Hampton, Iowa

Cell: (641) 220-3410

RMitchell@FarmersNational.com

www.FarmersNational.com/RandyMitchell



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Property Description: Three individual tracts, two farmland and one recreational. Located on hard surface road with easy access to grain markets.

Taxes:

- **Tract 1:** \$902 or \$24.05 per acre
- **Tract 2 and 3:** \$2,084 or \$14.86 per acre

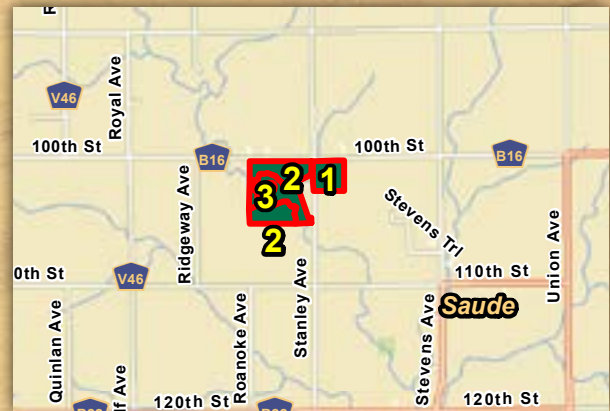
FSA Information:

• Tract 1	Base	Yield
Corn	TBD	138 bushels
• Tract 2	Base	Yield
Corn	TBD	138 bushels

Farm Data:

• Tract 1		
Cropland	36.28 acres	
Non-crop	1.22 acres	
Total	37.50 acres	
• Tract 2		
Cropland	89.77 acres	
Other	1.65 acres	
Total	91.42 acres	
• Tract 3		
Timber	52.17 acres	

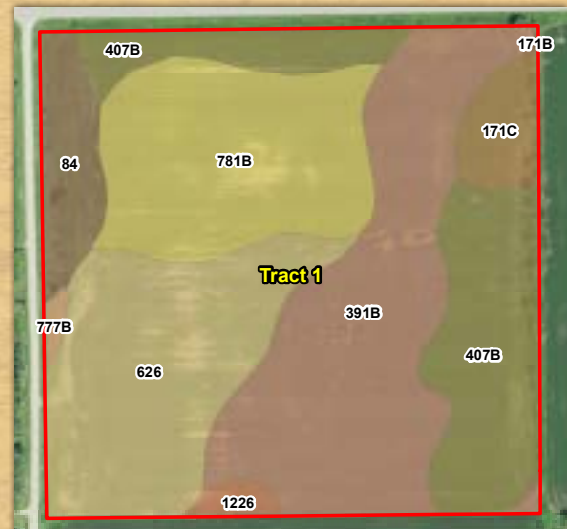
Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map

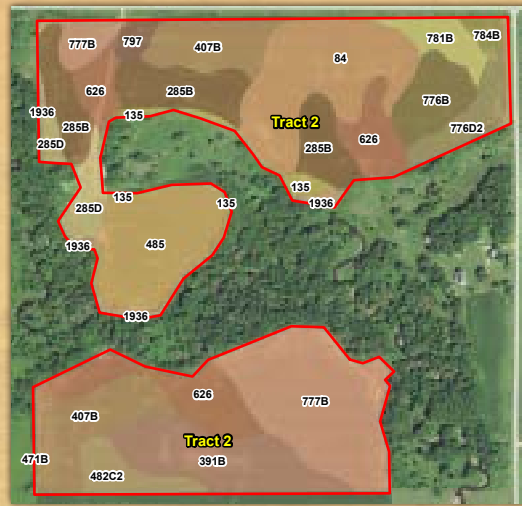


MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	87	10.8
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	IlS	53	8.0
781B	Lourdes loam, 2 to 5 percent slopes	IlE	75	7.4
407B	Schley loam, 1 to 4 percent slopes	Ilw	81	7.0
84	Clyde clay loam, 0 to 3 percent slopes	Ilw	88	2.1
171C	Bassett loam, 5 to 9 percent slopes	Ille	80	1.4
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	IlS	59	0.4
777B	Wapsie loam, 2 to 5 percent slopes	IlE	50	0.2
171B	Bassett loam, 2 to 5 percent slopes	IlE	85	0.0
TOTAL			75.5	37.3

Tract 2 Aerial Photo

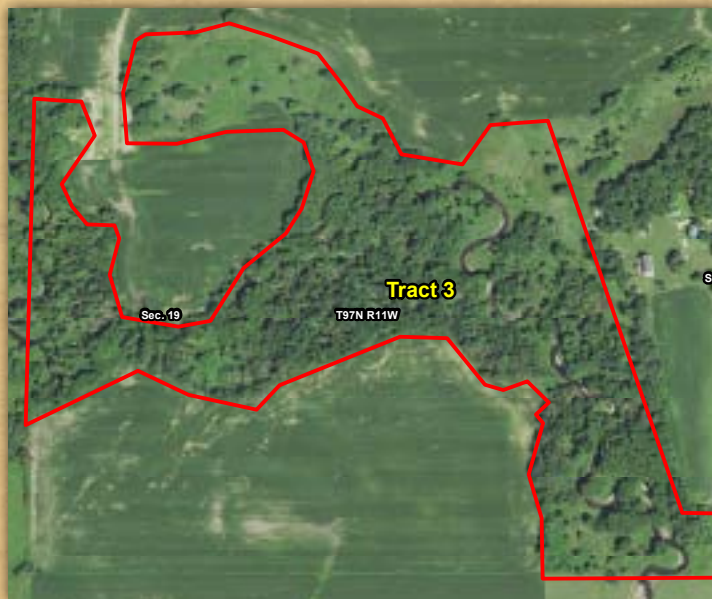


Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
777B	Wapsie loam, 2 to 5 percent slopes	Ile	50	14.0
84	Clyde clay loam, 0 to 3 percent slopes	IIw	88	11.5
407B	Schley loam, 1 to 4 percent slopes	IIw	81	10.0
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	IIs	53	9.6
285B	Burkhardt sandy loam, 2 to 5 percent slopes	IIIe	18	9.2
485	Spillville loam, 0 to 2 percent slopes	IIw	82	8.6
391B	Clyde-Floyd complex, 1 to 4 percent slopes	IIw	87	7.4
776B	Lilah sandy loam, 2 to 5 percent slopes	IVs	5	3.3
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	IIIe	76	2.8
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	VIs	5	2.7
285D	Burkhardt sandy loam, 5 to 14 percent slopes	VIe	5	2.6
781B	Lourdes loam, 2 to 5 percent slopes	Ile	75	2.2
1936	Spillville-Udifulvents complex, channeled, 0 to 2 percent slopes	Vw	25	1.5
135	Coland clay loam, 0 to 2 percent slopes	IIw	74	1.2
797	Jameston silty clay loam, 0 to 2 percent slopes	IIw	73	0.9
784B	Riceville loam, 1 to 4 percent slopes	Ile	68	0.8
471B	Oran loam, 2 to 5 percent slopes	Iw	74	0.1
TOTAL			59.1	88.3

Tract 3 Aerial Photo



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 January 17, 2019, 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 January 17, 2019, 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.

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 cost of the survey. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

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 minimum or reserves.

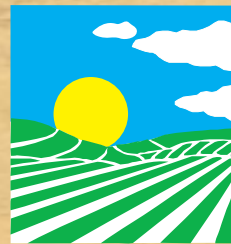
Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

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: Irene O'Brien Trust

Auctioneer: Eric Mueller

Note: The real estate will have a deed restriction which provides that Buyer and Buyer's heirs, assigns, agents, and successors in interest shall not construct or maintain any confined animal feeding operations on the real estate. If this deed restriction is violated, the subject real estate shall revert to Seller, subject to the provisions of Iowa Code Chapter 614.24.



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Company**™