

# LAND AUCTION

**93+/- Acres, Wayne County, Iowa**

**Tuesday, September 18 • 10:00 AM**

**at the Seymour Community Center • North 5th Street • Seymour, Iowa**

## Highlights:

- Good producing pasture farm
- Located on paved road
- Good cattle shed and working lot
- Easy access to five sale barns



## Property Information

**Property Location:** From Corydon, Iowa, take US Highway 2 east two miles to County Road S40. Take S40 south eight and a half miles to northeast corner of farm. Farm lies to the west of S40.

**Legal Description:** E 1/2 of the SW 1/4 and the SE 1/4 of the NW 1/4 of section 3, T67N R21W, Howard Township, Wayne County, Iowa. Exact legal per abstract.

**Property Description:** Nice pasture farm on paved county road. 27' x 54' open front cattle shed with concrete apron. Open for 2019 pasture year.

### Farm Data:

|          |            |
|----------|------------|
| Cropland | 79.6 acres |
| Other    | 13.4 acres |
| Total    | 93.0 acres |

### FSA Information:

|      | Base       | Yield      |
|------|------------|------------|
| Oats | .4 acres   | 44 bushels |
| Corn | 18.7 acres | 91 bushels |

**Taxes:** \$2,350



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**For additional information, please contact:**

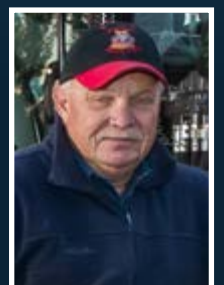
**Jon Peterson, Agent  
Lorimor, Iowa**

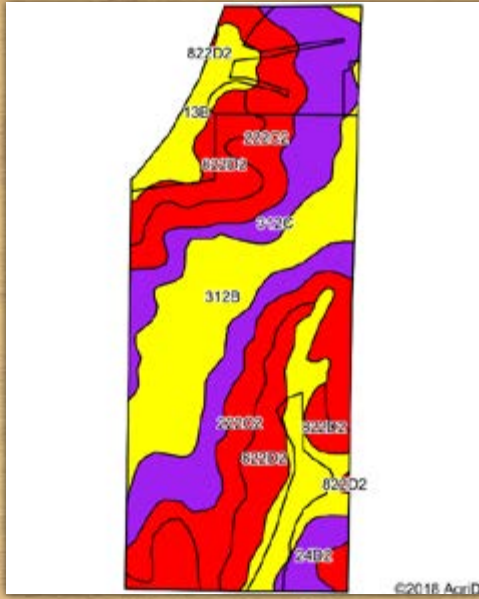
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| Area Symbol: IA185, Soil Area Version: 21 |  |       |                  |             |                  |             |
|---|--|-------|------------------|-------------|------------------|-------------|
| Code                                      | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      |
| 222C2                                     | Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded | 21.21 | 23.5%            |             | IVw              | 34          |
| 312C                                      | Seymour silt loam, 5 to 9 percent slopes                           | 20.28 | 22.5%            |             | IIIe             | 58          |
| 312B                                      | Seymour silt loam, 2 to 5 percent slopes                           | 18.11 | 20.1%            |             | IIIe             | 64          |
| 822D2                                     | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded  | 15.15 | 16.8%            |             | IVe              | 29          |
| 13B                                       | Zook-Olmitz-Vesser complex, 0 to 5 percent slopes                  | 12.97 | 14.4%            |             | IIw              | 68          |
| 24D2                                      | Shelby clay loam, 9 to 14 percent slopes, moderately eroded        | 2.35  | 2.6%             |             | IIIe             | 51          |
| <b>Weighted Average</b>                   |  |       |                  |             |                  | <b>49.9</b> |

## AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, 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 on October 31, 2018 or such other date agreed to by the parties. Subject to tenants rights.

**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 the closing attorney 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 by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on October 31, 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.

**Sale Method:** The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price.

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 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:** Marian Lyman Estate

**Auctioneer:** Joel Ambrose

