

LAND AUCTION

88+/- Acres, Marion County, Iowa
Thursday, November 1 • 10:00 AM
at the Marion County Extension Building
210 North Iowa Street • Knoxville, Iowa



Property Location: Property is located on the east side of Highway 14 (across the road from Farm Service) south of Knoxville, Iowa approximately five miles.

Legal Description: SE1/4 SW1/4, SW1/4 SE1/4, NW1/4 SE1/4 all lying South and East HWY, NE1/4 SE1/4 South of HWY, and SE1/4 SE1/4 All in Section 35, TWP 75-N, RGE 20 W of the 5TH P.M. (Exact legal to be taken from abstract)



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For additional information, please contact:

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Property Information

Property Description: Great grain farm located south of Knoxville, Iowa with a great location for a home.

Farm Data:

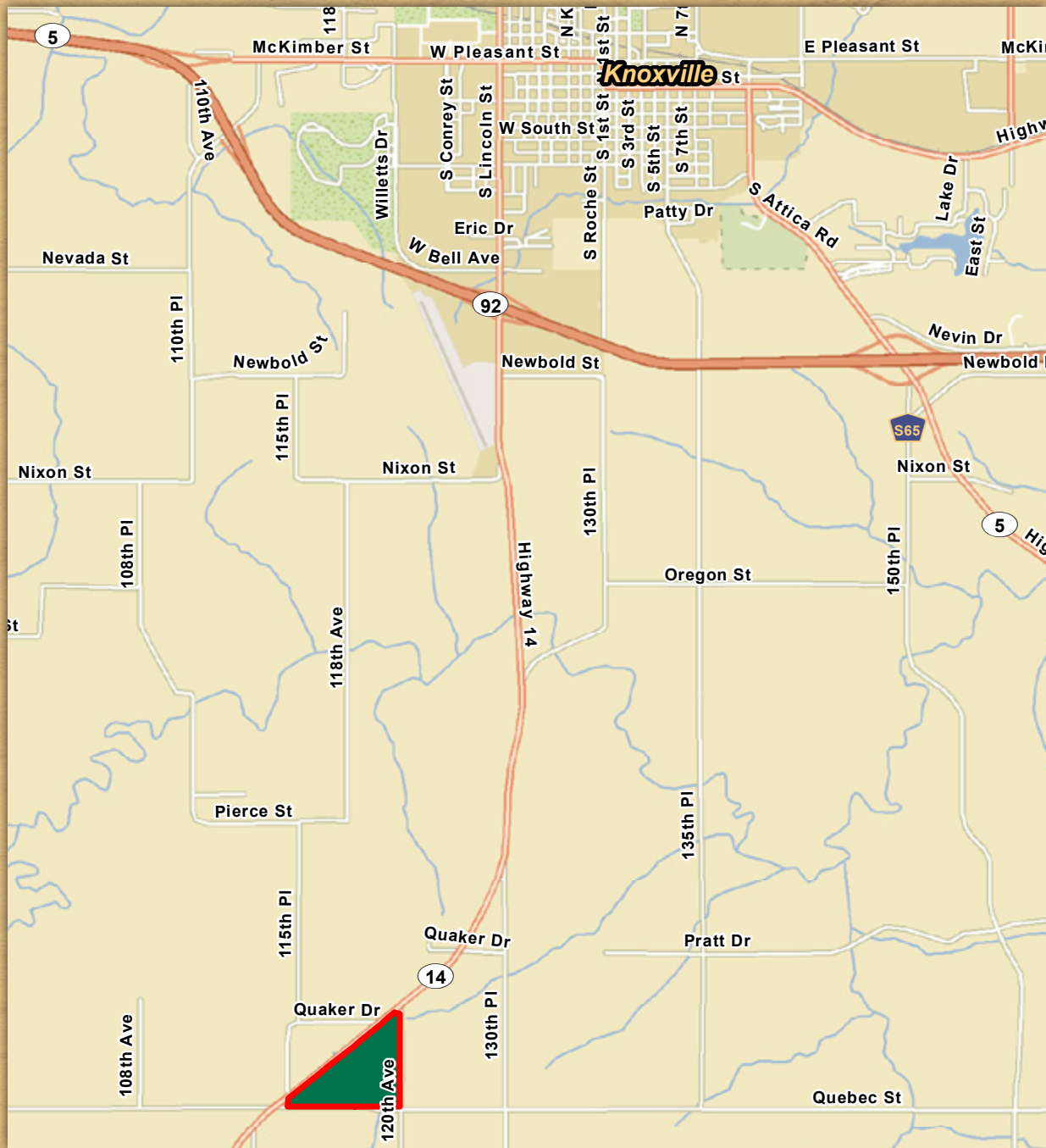
Cropland	86.10 acres
Other	<u>1.17 acres</u>
Total	87.27 acres

FSA Information:

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	49.03 acres	136 bushels
Soybeans	34.20 acres	47 bushels

Taxes: \$2,280 or \$26.12 per acre

Property Location Map



Aerial Photo



Soil Map



MAP		NON IRR		
SYMBOL	NAME	LCC	CSR2	ACRES
364B	Grundy silty clay loam, 2 to 5 percent slopes	Ile	72	21.0
362	Haig silt loam, 0 to 2 percent slopes	IIw	83	18.7
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	IIIw	67	15.8
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	IVe	29	11.9
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	IIIw	72	11.6
230C	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes	IIIw	70	2.6
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	Ile	78	1.8
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	IIIe	62	1.8
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	IIIe	45	0.4
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	IIIe	46	0.3
TOTAL			67.2	85.8



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 Farmers National Company.

Possession: Possession will be granted at closing on December 3, 2018, or such other date agreed to by the parties. Subject to current lease and 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 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 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 the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 3, 2018, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer to Farmers National Company or the closing agent.

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 survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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. 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: Richard D. And Tamra Stevenson

Auctioneer: Eric Mueller