

# LAND AUCTION

80+/- Acres, Dallas County, Iowa

Thursday, June 13 • 10:00 AM

at the Dallas Center Community Center • 1502 Walnut Street • Dallas Center, Iowa

## Highlights:

- Excellent producing grain farm
- Above average CSR2 of 88.1
- Located on hard surface roads
- 98 % tillable



**Property Location:** From the intersection of Highway 169 and Highway 44 west of Dallas Center, Iowa, take Highway 44 west three miles to the intersection of County Road P58 at the northwest corner of the farm. This farm lies to the east of County Road P58 and the south of Highway 44.

**Legal Description:** W1/2 of the NW1/4 of Section 2, T79N R28W, Colfax Township. Exact legal per abstract.



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**Property Description:** Excellent row crop farm with and average CSR2 of 88.1. No waste ground with entire farm classified as NHEL. Located on hard surface roads. Leased for 2019 crop year. Buyer to receive a cash rent credit at closing.

**FSA Information:**

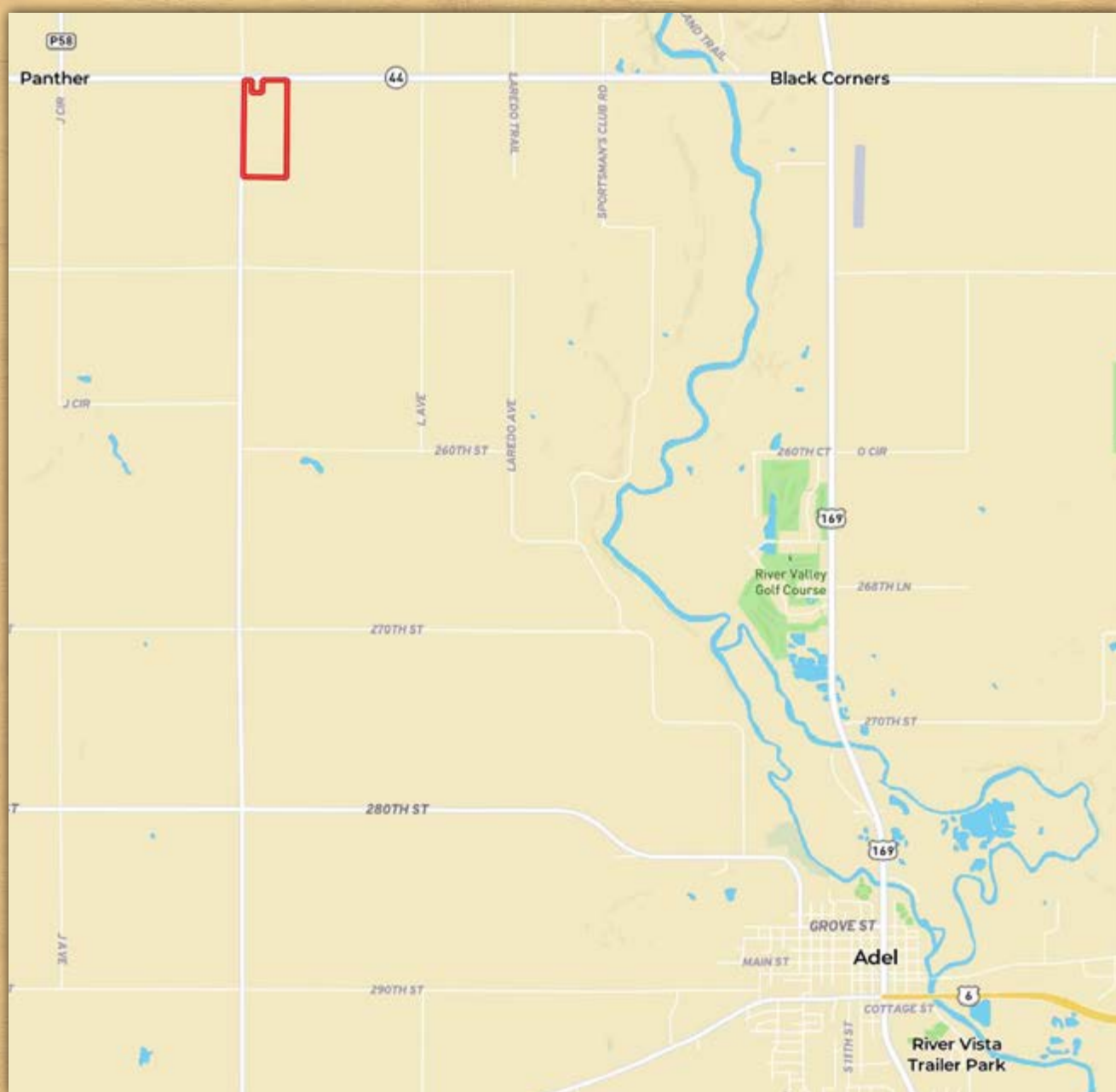
	<u>Base</u>	<u>Yield</u>
Corn	40.3 acres	155 bushels
Soybeans	40.3 acres	45 bushels

**Taxes:** \$2,228

**Farm Data:**

Cropland	78.6 acres
Non-crop	<u>1.4 acres</u>
Total	80.0 acres

**Property Location Map**



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L55	Nicollet loam, 1 to 3 percent slopes	8.9	11.06	91	1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	42.6	52.88	88	2e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.1	1.33	83	3e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	16.6	20.63	87	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.4	14.11	88	2w
TOTALS		80.7	100%	88.06	1.9



## 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 at closing on July 11, 2019 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 July 11, 2019, 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:** Lewis Family Trust

**Auctioneer:** Joel Ambrose



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