

LAND AUCTION

119+/- Acres, Chickasaw County, Iowa

Tuesday, January 21 • 10:00 AM

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

Highlights:

- Good quality soils
- Partially tilled
- Some woodland acres

L-2000044

Property Location: From New Hampton, Iowa, go four and a half miles south on Highway 63 to 250th Street. Turn right on 250th Street and go west one mile to Kenwood Avenue. Turn right and go north a quarter mile. Property is on the west side of the road.

Legal Description: The North half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter all in Section 35, Township 95, Range 13 West of the 5th P.M., Chickasaw County, Iowa.



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Randy Mitchell, Agent

New Hampton, Iowa

Cell: (641) 220-3410

RMitchell@FarmersNational.com

www.FarmersNational.com/RandyMitchell



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: Good soil types and not far from ethanol plant, some tile.

Farm Data:

Cropland 101.78 acres
Timber 17.22 acres
Total 119.00 acres

FSA Information:

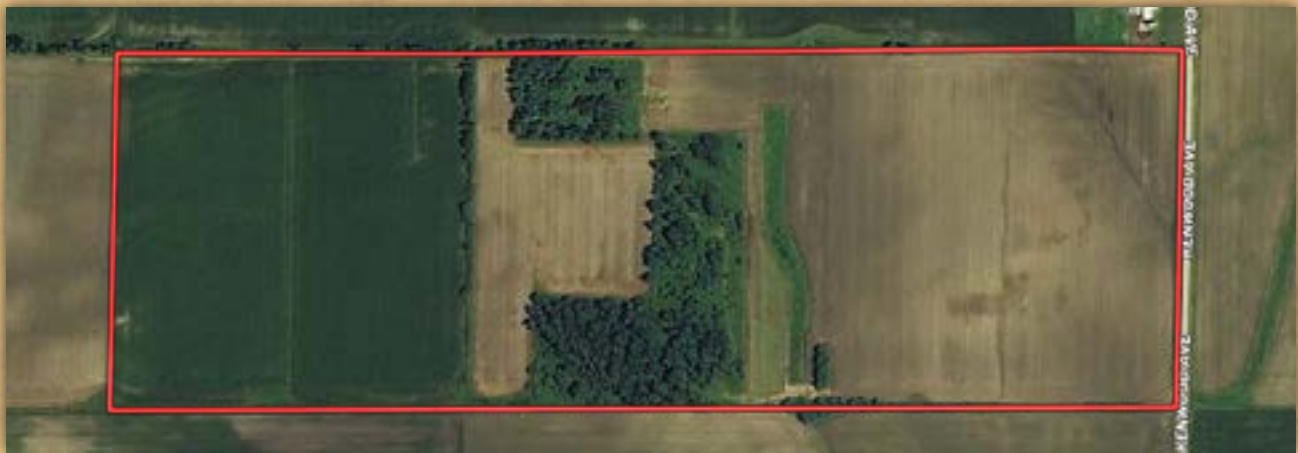
	<u>Base</u>	<u>Yield</u>
Corn	44.29 acres	151 bushels
Soybeans	44.51 acres	44 bushels

Taxes: \$3,333



Property Location Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
84	Clyde clay loam, 0 to 3 percent slopes	19.3	16.18	88	2w
399B	Readlyn loam, 2 to 5 percent slopes	21.8	18.31	91	2w
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.4	12.95	87	2w
399	Readlyn loam, 0 to 2 percent slopes	23.2	19.48	96	2w
198B	Floyd loam, 1 to 4 percent slopes	8.3	6.96	89	2w
83B	Kenyon loam, 2 to 5 percent slopes	8.6	7.22	90	2w
471	Oran loam, 0 to 2 percent slopes	8.2	6.9	86	2w
171B	Bassett loam, 2 to 5 percent slopes	1.9	1.59	85	-
398	Tripoli clay loam, 0 to 2 percent slopes	0.1	0.11	90	2w
175B	Dickinson sandy loam, 2 to 5 percent slopes	1.7	1.46	49	4s
407B	Schley loam, 1 to 4 percent slopes	1.9	1.63	81	2w
471B	Oran loam, 2 to 5 percent slopes	8.6	7.23	81	2e
TOTALS		119.2	100%	88.82	2.0

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 February 25, 2020, or such other date agreed to by the parties. Subject to current lease.

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 February 25, 2020, 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 as one 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 the Auction 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 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: Winelda Lane Estate

Auctioneer: Joel Ambrose



**Farmers
National
Company™**