

LAND AUCTION

51.31+/- Acres, Fayette County, Iowa

Thursday, March 5 • 10:00 AM

at the Maynard Community Center • 135 3rd Street South, Maynard, Iowa

Highlights:

- Good quality Iowa farm ground
- All one field
- Good wide access driveway

L-2000186

Property Location: From Fayette, go south on Highway 150 for two miles to 120th Street, turn right and go west three quarters of a mile. Farm is on the south side of the road.

Legal Description: To be determined by survey.



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For additional information, please contact:

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Property Information

Property Description: 84.7 CRS2 farm, all one field and not far from a grain market.

Farm Data:

Cropland 48.73 acres
Other 2.58 acres
Total 51.31 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	42.20 acres	141 bushels
Soybeans	6.53 acres	39 bushels

Taxes: \$1,612

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
394C	Ostrander loam, 5 to 9 percent slopes	0.7	1.38	83	3e
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	0.0	0.0	74	3e
782C	Donnan loam, 5 to 9 percent slopes	2.8	5.5	38	3e
83B	Kenyon loam, 2 to 5 percent slopes	19.7	38.62	90	2e
783B	Cresco loam, 2 to 5 percent slopes	2.3	4.44	84	2e
782B	Donnan loam, 2 to 5 percent slopes	0.1	0.16	43	2e
171B	Bassett loam, 2 to 5 percent slopes	4.9	9.69	85	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.8	25.04	87	2w
198B	Floyd loam, 1 to 4 percent slopes	5.5	10.77	89	2w
781B	Lourdes loam, 2 to 5 percent slopes	2.1	4.13	75	2e
394B	Ostrander loam, 2 to 5 percent slopes	0.1	0.27	88	2e
TOTALS		50.9	100%	84.73	2.07

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 April 9, 2020, 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 Saur & Saur 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 Saur & Saur Trust Account 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 April 9, 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 at the discretion of Saur & Saur Trust Account.

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: David and Sharon Reay

Auctioneer: Joel Ambrose

