

LAND AUCTION

190.3+/- Acres, Greene County, Iowa

Friday, August 10 • 10:00 AM

at the Grand Junction Community Center • 212 Main Street East • Grand Junction, Iowa

Highlights:

- 98% tillable
- Extensive tile improvements
- Buyer to receive half of the cash rent
- The time is right, don't miss out!



Property Location: From Grand Junction, Iowa, head east on Highway 30 for two miles to X Avenue then head north for half of a mile. The property will be to the west.

Legal Description: The NW 1/4 of the SE 1/4 and the NE 1/4 except lot 1 in the NW 1/4 of the NE 1/4, all in Section 35, T84N-R29W of the 5th P.M., Greene County, Iowa.



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For additional information, please contact:

Adam Pick, Agent

Jefferson, Iowa

Office: (515) 386-5320

Cell: (712) 210-3458

APick@FarmersNational.com

www.FarmersNational.com/AdamPick



Property Information

Property Description: This property offers extensive tile improvements, 98% tillable acres and a credit to the buyer of half of the cash rent. With lack of land offered for sale, the volatility in today's market and interest rates on the rise, now is the time to invest in this high quality long term asset! Contact the agent today for further details!

Farm Data:

Cropland	186.2 acres
Non-crop	<u>4.1 acres</u>
Total	190.3 acres

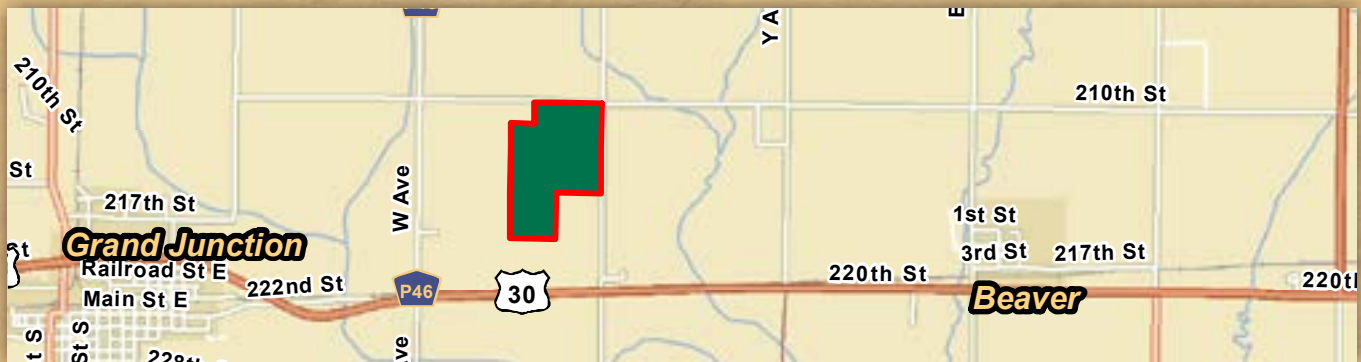
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	189.2 acres	166 bushels

Taxes: \$5,455 per year



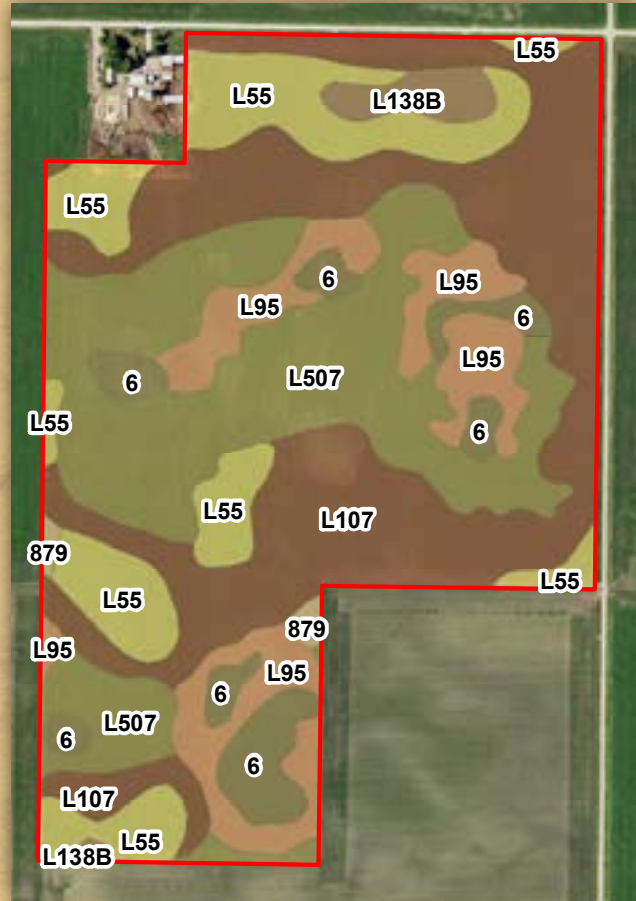
Property Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	llw	88	65.4
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	llw	87	51.5
L55	Nicollet loam, 1 to 3 percent slopes	le	91	30.4
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	llw	75	22.4
6	Okoboji silty clay loam, 0 to 1 percent slopes	lllw	59	11.6
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	lle	88	3.9
879	Fostoria loam, 0 to 2 percent slopes	lw	94	1.1
TOTAL			84.9	186.3

Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

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 September 13, 2018, or such other date agreed to by the parties, subject to the current lease in place. If closed on or before September 13, 2018, buyer to receive the second cash rent payment. Sellers to formally terminate the lease that is in place upon successful auction.

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 closing company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder 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 equally paid by both. Sale is not contingent upon Buyer financing.

Closing: The sale closing is on September 13, 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.

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.

Sellers: MB Financial Bank, N.A., as Trustee

Auctioneer: Eric Mueller

