

LAND AUCTION

93+/- Acres, Jasper County, Iowa

Tuesday, November 19 • 10:00 AM

at the Mitchellville Community Senior Center • Mitchellville, Iowa

Highlights:

- Great row crop farm close to Mitchellville, Iowa
- Mitchellville, Iowa, lies east of Altoona, Iowa approximately seven miles and half mile south of I-80
- This property has potential for acreages or development

Property Location: Travel east from the junction of on NE 116 Street and NE 54 Ave or F48 approximately one and half miles, farm lies on south side of road.

Legal Description: Part of the N1/2 Section 7, Township 79N, Range 21W (long legal on file, contact agent for details)



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For additional information, please contact:

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Property Information

Property Description: Great add on farm and or potential development property lying approximately one and one half mile east of Mitchellville, Iowa.

Farm Data:

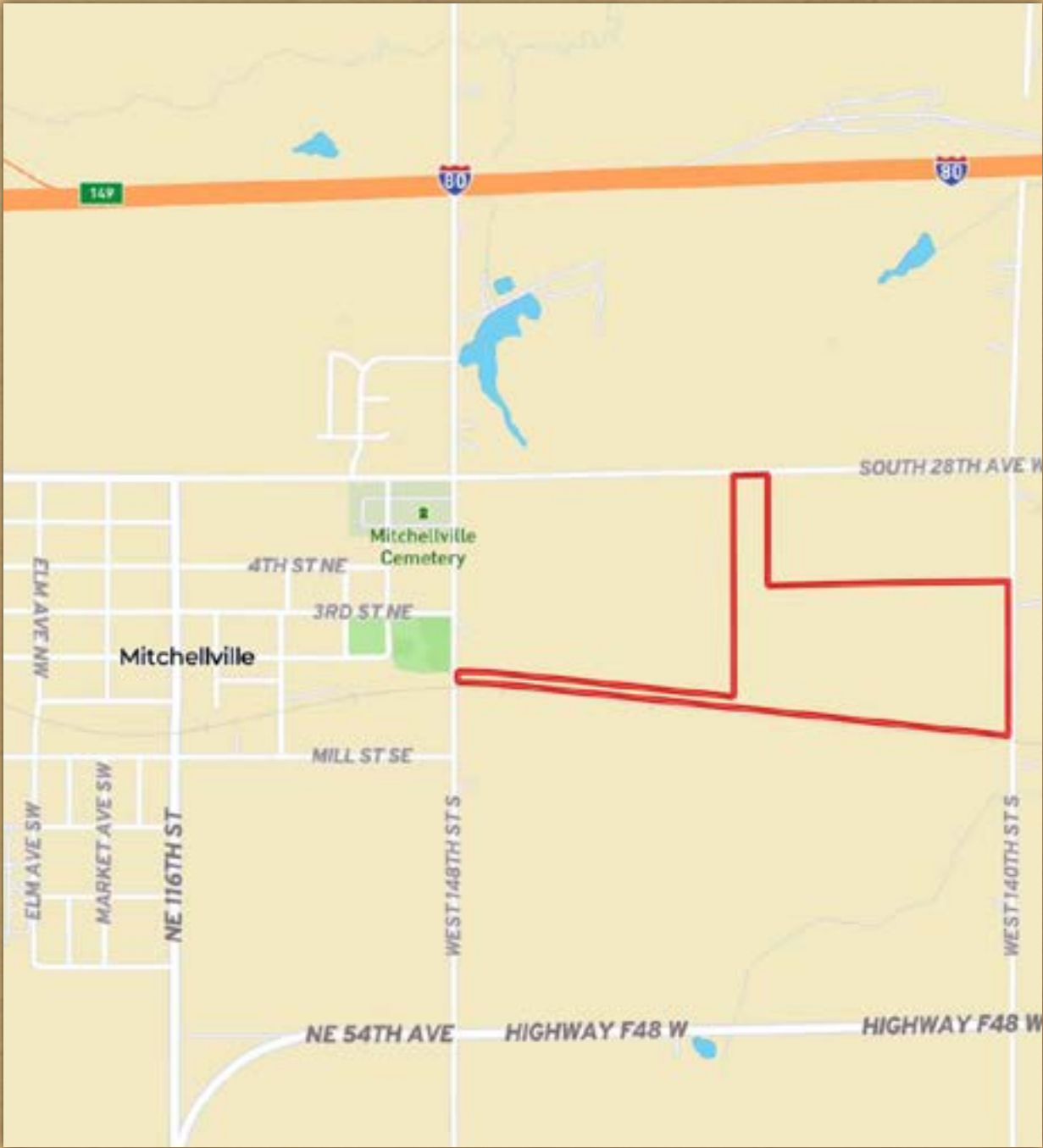
Cropland	89.87 acres
Other	<u>3.13 acres</u>
Total	93.00 acres

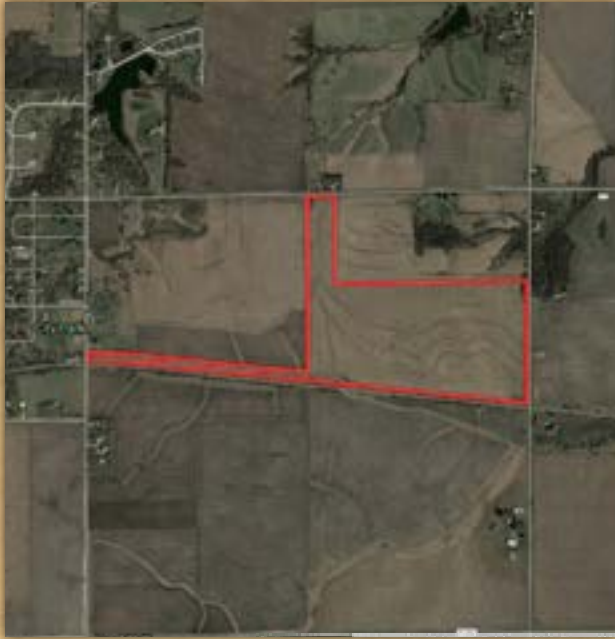
FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	50.7 acres	119 bushels
Soybeans	38.9 acres	30 bushels

Taxes: \$3,606

Property Location Map



Aerial Photo**Soil Map**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.3	32.02	83	3e
54	Zook silty clay loam, 0 to 2 percent slopes	0.9	0.97	63	2w
27B	Terril loam, 2 to 6 percent slopes	5.6	6.08	87	2e
L55	Nicollet loam, 1 to 3 percent slopes	6.8	7.42	91	1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	33.9	37.02	88	2e
135B	Coland clay loam, 2 to 5 percent slopes	11.0	11.97	69	2e
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.1	4.52	88	2w
TOTALS		91.5	100%	84.04	2.25



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 19, 2019, or such other date agreed to by the parties. Subject to current lease.

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 Skinner Attorney at Law 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 January 15, 2020, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer at the discretion of Skinner Law Firm.

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: Warren Family Farms INC

Auctioneer: Jim Eberle

