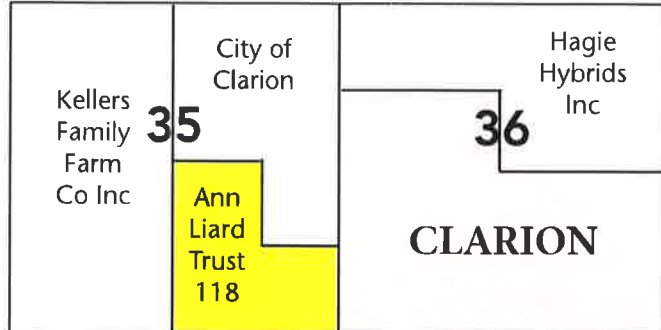


118.19 ACRES IN LAKE TWP., WRIGHT COUNTY
FARMLAND AUCTION

WEDNESDAY, JANUARY 30, 2019 AT 10:00 A.M.

For information, bidding, photos & maps visit
www.iowauctiongroup.com & www.hallbergauction.com



FARM LOCATION: This farm is located from the West edge of Clarion, IA on Hwy 3, go ½ mile West on Hwy 3. This farm is adjacent to the North side of Hwy 3.

AUCTION TO BE HELD AT: The Heartland Museum at 119 9th St. SW, Clarion, IA or adjacent to Hwy 3 west edge of town.

GENERAL DESCRIPTION: This farm is located ½ mile west of Clarion, IA on the north side of Hwy 3. The current FSA records indicate 112.91 cropland acres with a corn base of 55.5 acres and a PLC yield of 154bu/acre. There is also a soybean base of 55.5 acres with a PLC yield of 47bu/acre. The CSR II (corn suitability rating) for this farm is 84.5 and the CSR I is 81. The predominant soils are Webster, Nicollet, and Canisteo. This farm is classified non-highly erodible (NHEL) and is enrolled in the farm program. This farm has been well maintained with excellent farming practices and is in excellent state of productivity. No wetland determinations have been completed.

FERTILIZER ALLOCATION: In the fall of 2018, \$5,186.62 of fertilizer was applied and will be at no cost to the buyer. Fertilizer analysis is 11-50-60.

ABBREV. LEGAL DESCRIPTION: The West Half Southeast Quarter (W½SE¼) & the Southeast Quarter Southeast Quarter (SE¼SE¼) of Section Thirty-Five (35), Township Ninety-two (92) North, Range Twenty-five (25), west of the fifth P.M. **EXCEPT** a 1.81 acre Parcel in Southeast corner thereof. **Total acres being conveyed are 118.19.**

METHOD OF SALE: This farm will be sold as 1 (one) unit with the final bid being multiplied by 118.19 acres.

REAL ESTATE TAXES: Seller will pay all real estate taxes which would become delinquent if not paid by September 30, 2019, as well as all prior taxes. The current net real estate taxes are \$3,550 per year. This property is in multiple drainage districts, and current records indicate there is an outstanding drainage work order. No current or pending drainage assessments are of record. Please call county auditor at 515-532-2771 for additional information if needed.

TERMS: Non-refundable, 15% down-payment the day of auction, with balance due on or before March 18, 2019. Current lease has been terminated. This farm is offered as a cash transaction and NOT subject to any financing contingencies. Seller will continue the abstract to date and provide clear and marketable title. Buyers will be required to execute a written agreement specifying these terms the day of the auction. A late charge will apply should Buyer delay the closing. This sale is subject to the Seller's confirmation.

POSSESSION: Possession will be granted at closing March 18, 2019.

AUCTIONEERS NOTE: We are greatly honored to offer such a well maintained unimproved farm in Wright County, near Clarion, Iowa. Whether you are an investor in Ag farmland or run a current farm operation, we definitely encourage you to consider this opportunity of investment.

DISCLAIMER: Every effort has been made to insure the accuracy of the information provided, however no warranty is given, and no responsibility is assumed by the auctioneers, the sellers, or their agents concerning farm program payments, corn base, yields, & etc. The farm is being offered "as is". All prospective purchasers are encouraged to inspect the property and verify all data provided. Any announcements made the day of auction will supersede this advertisement. Aerial & soil maps available upon request. Beyer Auction & Realty will be the closing agent, representing the sellers in this transaction. If additional information is desired, please contact one of the auctioneers listed below.

ANN J. LAIRD TRUST

Alan Laird, Trustee

Bradley K. DeJong – Attorney for Trust, Orange City, Iowa



Iowa Auction Group
www.iowauctiongroup.com

Auctioneers:

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 Kevin Cone 712-299-4258 Jim Klein 712-540-1206
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