LAND AUCTION

679.3+/- Acres, Hamilton County, Iowa
Wednesday, November 16, 2016 • 2:30 PM
at Titan Machinery • 3093 220th Street • Williams, Iowa

Highlight Features:
• Offered in Five Individual Tracts!
• Nearly all tillable acres
• Full operating possession for 2017 crop year
• Strong CSR2 ratings 81.5-86.8
• Close to grain market
• Grain storage bins

Contact Agent for Property Showing

Property Description: Quality farm ground in a strong agricultural community. Tract 2 located at 2916 170th Street Williams, Iowa, has one-story, three bedroom, one bathroom house with a detached two-car garage. There are also four grain bins with approximately 60,000 bushels of storage.

For additional information, please contact:

Tim Ritland, Agent
Garden City, Iowa
Office: (515) 893-2299
Cell: (515) 450-1540
TRitland@FarmersNational.com
www.FarmersNational.com/TimRitland

Serving America’s Landowners Since 1929
www.FarmersNational.com
### Property Information

#### Tract 1
**Property Location:** From Williams, Iowa, go two miles north on County Highway R75. Then go west on County Highway D20 for one and a half miles. Then go north on Ubben Avenue for two miles to 170th Street. The farm is located to the northwest of the intersection.

**Legal Description:** East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 Section 5, Township 89 North, Range 23 West of the 5th P.M.

**Farm Data:**
- Cropland: 118.43 acres
- Other: 1.57 acres
- Total: 120.00 acres

**Taxes:** $3,203

#### Tract 2
**Property Location:** From Williams, Iowa, go two miles north on County Highway R75. Then go west on County Highway D20 for two and a half miles. Then go north on Tollman Avenue for one and a half miles. The farm is located on the east side of the road and continues north until you reach 170th Street.

**Legal Description:** Northwest 1/4 of Section 8, Township 89 North, Range 23 West of the 5th P.M.

**Farm Data:**
- Cropland: 150.18 acres
- Buildings: 3.82 acres
- Other: 6.00 acres
- Total: 160.00 acres

**Taxes:** $5,079.50

#### Tract 3
**Property Location:** From Williams, Iowa, go two miles north on County Highway R75. Then go west on County Highway D20 for two and a half miles. Then go north on Tollman Avenue for one mile. The farm is located on the east side of the road and continues north for a half mile.

**Legal Description:** Southwest 1/4 of Section 8, Township 89 North, Range 23 West of the 5th P.M.

**Farm Data:**
- Cropland: 158 acres
- Other: 2 acres
- Total: 160 acres

**Taxes:** $4,284.59

#### Tract 4
**Property Location:** From Williams, Iowa, go two miles north on County Highway R75. Then go west on County Highway D20 for two and a half miles. Then go north on Tollman Avenue for one mile. Then go west on 180th Street for a quarter mile. The farm is on the south side of the road and continues west for a quarter mile.

**Legal Description:** The West 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 all in Section 18, Township 89 North, Range 23 West of the 5th P.M.

**Farm Data:**
- Cropland: 116 acres
- Other: 4 acres
- Total: 120 acres

**Taxes:** $3,300.01

#### Tract 5
**Property Location:** From Williams, Iowa, go two miles north on County Highway R75. Then go west on County Highway D20 for two and a half miles. Then go north on Tollman Avenue for a quarter mile. The farm is on the west side of the road and continues north until you reach 180th Street.

**Legal Description:** The East 1/2 of the Northeast 1/4 excepting parcel in corner; Northeast 1/4 of the Southeast 1/4 all in Section 18, Township 89 North, Range 23 West of the 5th P.M.

**Farm Data:**
- Cropland: 115.33 acres
- Other: 3.97 acres
- Total: 119.30 acres

**Taxes:** $3,103.52

#### FSA Information (all tracts combined):

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<tr>
<th></th>
<th>Base</th>
<th>Yield</th>
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<tr>
<td>Corn</td>
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<td>Soybeans</td>
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- New base and yield information on individual tracts will be determined by the local FSA office.

#### Residential Information:
Located on Tract 2 is a three bedroom, one bath home, built in 1950. A total of 1,234 square feet. Contact Agent for property showing!

### Drainage Ditch on Tract 2
Tract 1 Aerial Photo

Tract 1 Soil Map

MAP SYMBOL   NAME                                      LCC  CSR1  CSR2  ACRES
507           Canistead clay loam, 0 to 2 percent slopes  lw  80  84  80.8
55            Nicollet clay loam, 1 to 3 percent slopes  lw  90  89  25.0
6             Okoboji silty clay loam, 0 to 1 percent slopes IIIw 58  59  7.0
95            Harps clay loam, 0 to 2 percent slopes      lw  63  72  6.6
138B          Clarion loam, 2 to 6 percent slopes         lie  82  89  0.5
TOTAL         79.9  82.9  120.0

Tract 2 Aerial Photo

Tract 2 Soil Map

MAP SYMBOL   NAME                                      LCC  CSR1  CSR2  ACRES
507           Canistead clay loam, 0 to 2 percent slopes  lw  80  84  74.8
138B          Clarion loam, 2 to 6 percent slopes         lie  82  89  28.7
55            Nicollet clay loam, 1 to 3 percent slopes  lw  90  89  20.4
138C2         Clarion loam, 6 to 10 percent slopes, moderately eroded IIIl 65  83  18.3
95            Harps clay loam, 0 to 2 percent slopes      lw  63  72  5.9
107           Webster clay loam, 0 to 2 percent slopes   lw  85  86  5.7
6             Okoboji silty clay loam, 0 to 1 percent slopes IIIw  58  59  3.0
138D2         Clarion loam, 9 to 14 percent slopes, moderately eroded IIIl  55  57  2.6
90            Okoboji mucky silty clay loam, 0 to 1 percent slopes IIIl  60  55  0.6
TOTAL         78.6  84.0  160.0

Latitude: 42.5399°N
Longitude: -93.5924°W
Imagery Source: USDA NAIP
Soil Data Source: USDA NRCS
Boundaries Are Approximate
### Tract 3 Map

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<tr>
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<td>95</td>
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<td>72</td>
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<td>90</td>
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<td>TOTAL</td>
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<td>82.9</td>
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### Tract 5 Aerial Photo

### Tract 5 Soil Map

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<td>TOTAL</td>
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<td>77.5</td>
<td>81.5</td>
<td>119.3</td>
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Imagery Source: USDA NAIP
Soil Data Source: USDA NRCS
Boundaries Are Approximate
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 16, 2016 or such other date agreed to by the parties. Subject to current lease. Seller reserves the right to use grain storage through June 30, 2017 if needed.

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 Farmers National 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 Farmers National 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(s) financing.

Closing: The sale closing is on December 16, 2016 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. Both will pay one-half of 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 in 5 individual tracts. 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: Mary Kettaneh Estate

Auctioneer: Eric Mueller