

LAND AUCTION

80+/- Acres, Tama County, Iowa

Wednesday, February 13 • 2:00 PM

at the Traer Memorial Building • 414 2nd Street • Traer, Iowa

Highlights:

- Cropland has great CSR soils which will produce above average yields. CSR 2 of 87.7
- Drainage tiled installed to help with wet areas and enhance yields
- Great access to local grain processor and ethanol markets for increased income



Property Location: From Clutier, Iowa, drive a quarter mile west on 250th Street, than one and one quarter miles north on S. Avenue. Farm is a quarter mile west of gravel road.

Legal Description: The SW1/4NE1/4 and NW1/4 SE1/4 Section 12, Township 84 North, Range 14 West of the 5th P.M. or better known as Carroll Township

Property Description: Nearly 100% tillable 80 with excellent Corn Suitability Rating(87.7). Located in excellent agricultural area with easy access to prime grain elevator and processor markets. Property access by Easement over the South 33 feet of the SE1/4NE1/4 of Section 12, Township 84 North, Range 14 West of the 5th PM (on east side of farm; easement crosses property owned by Delbert and Dixie Caloud).

Farm Data:

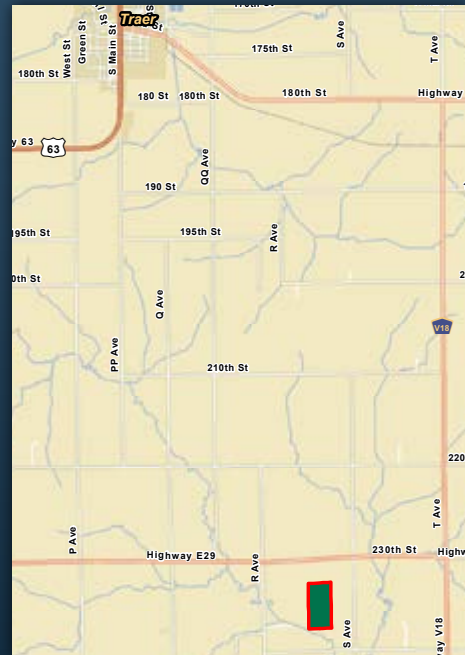
Cropland	79.6 acres
Non-crop	0.4 acres
Total	80.0 acres

FSA Information:

	Base	Yield
Corn	63.9 acres	158 bushels
Soybeans	8.6 acres	48 bushels

• Farm is HEL

Taxes: \$2,318 or \$28.98 per acre



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For additional information, please contact:

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MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	IIIe	85	22.9
11B	Colo-Ely complex, 0 to 5 percent slopes	IIlw	86	20.0
7B	Wiota silt loam, 2 to 5 percent slopes	IIe	95	16.3
88	Nevin silty clay loam, 0 to 2 percent slopes	Iw	95	7.6
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	IIlw	78	5.5
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	IIe	94	3.9
43	Bremer silty clay loam, 0 to 2 percent slopes	IIlw	74	3.5
TOTAL			87.7	79.6

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, 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 March 27, 2019, or such other date agreed to by the parties.

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 the closing 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 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.

Survey: At the Seller's option, the Seller shall provide a 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.

Closing: The sale closing is on March 27, 2019 or such other date agreed to by the parties. The balance of the purchase price due at closing will be paid by wire transfer.

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: Ronald Yuska Trustee, Ronald and Beverly Yuska Trust, and Leroy and Virginia Hushak Trustees, Hushak Family Rev Trust, Kathleen Moscinski, and Denyse Henery

Attorney:
Bruce Reinders
517 2nd Street
Traer, IA 50675

Auctioneer: Joel Ambrose