

# LAND AUCTION

**200+/- Acres, Greene County, Iowa**

**Tuesday, March 12 • 2:00 PM**

*at the Scranton Community Center • 900 Madison Street • Scranton, Iowa*

## Highlights:

- Offered in two individual tracts
- Gently rolling Greene County farms
- CSR2's of 84.8 and 87.9
- Excellent appeal along paved road E57
- Open tenancy for 2019

**Property Location:** From Scranton, Iowa, travel five miles south on Highway 25 then travel east for one mile on paved road E57. Tract 1 will be to the southeast and Tract 2 will be to the northwest.



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**For additional information, please contact:**

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# Property Information

## Legal Descriptions:

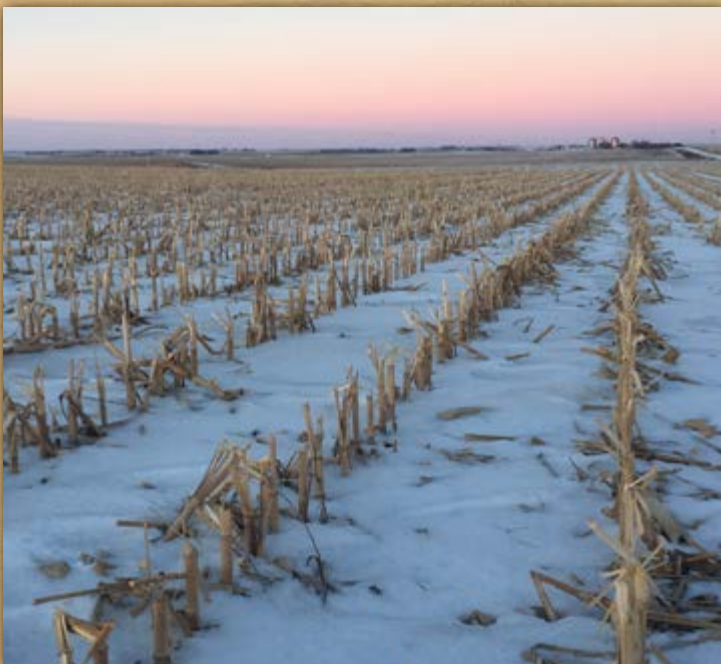
- **Tract 1:** The NW 1/4 of the NW 1/4 of Section 12, T82N-R32W of the 5th P.M., Greene County, Iowa
- **Tract 2:** The SE 1/4 of Section 2, T82N-R32W of the 5th P.M., Greene County, Iowa

**Property Description:** Being auctioned are two high quality Greene County farms with gently rolling terrain for natural drainage and immediate access to county tile lines. They consist of CSR2's that range from 84.8 to 87.9! These farms have excellent appeal along paved road E57 and do not hit the market often. **Do not miss out on these beautiful farms that offer open tenancy for 2019!**

## Farm Data:

• <b>Tract 1</b>	
Cropland	38.24 acres
Non-crop	<u>1.76 acres</u>
Total	40.00 acres
• <b>Tract 2</b>	
Cropland	143.35 acres
CRP	11.40 acres
Non-crop	<u>5.25 acres</u>
Total	160.00 acres

**Tract 1 Photo**



## FSA Information:

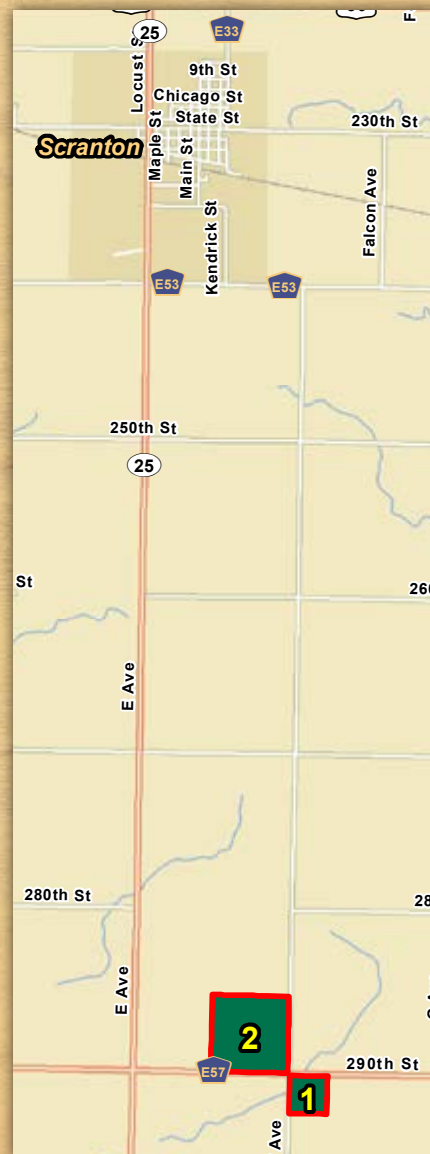
• <b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	18.5 acres	137 bushels
Soybeans	19.7 acres	37 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	77.8 acres	133 bushels
Soybeans	65.4 acres	41 bushels

**CRP:** Tract 2: 11.4 acres due to expire September 2021 and 2022. Annual payment of \$2,273.

## Taxes:

- **Tract 1:** \$1,044
- **Tract 2:** \$4,940

## Property Location Map

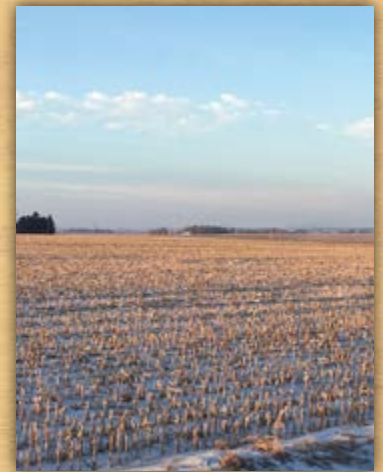




### Tract 1 Aerial



### Tract 1 Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	Ile	85	14.4
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	Ilw	88	12.4
L55	Nicollet loam, 1 to 3 percent slopes	Ie	91	7.3
90	Okoboji mucky silt loam, 0 to 1 percent slopes	Illw	56	3.1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	Ile	88	0.5
<b>TOTAL</b>			<b>84.8</b>	<b>37.8</b>

### Tract 2 Aerial



### Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	Ilw	88	41.7
L55	Nicollet loam, 1 to 3 percent slopes	Ie	91	39.8
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	Ile	88	35.0
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	Ile	85	26.8
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	Illle	83	10.9
4	Knoke silty clay loam, 0 to 1 percent slopes	Illw	56	0.1
<b>TOTAL</b>			<b>87.9</b>	<b>154.2</b>



# 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 April 12, 2019, or such other date agreed to by the parties. Subject to the lease that is in place. This lease has been terminated. Buyer(s) to receive immediate access to tillage and planting privileges.

**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 April 12, 2019, 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 two 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.

**Sellers:** Katherine Parker, Tom Terrill, Richard Terrill, Mark Terrill, Mary Williams, and Jacqueline Harbman

**Auctioneer:** Joel Ambrose

## Tract 2

