

787 ac m/l Farm Land Auction with Grain Storage Facility!

Tuesday, October 24, 2017 at 10:30 am

At the Dakins Community Center, 105 W Main, Zearing, IA



Online Bidding
Available at
MissouriLandAndHome.com

Viewing Day: October 7th from 10 am to 2 pm at
the Grain Facility at the NW corner of
Hwy 65 & 130th St, Zearing, Iowa or by appointment

Seller: Frohwein Enterprises, Ltd.

Presented by:

United Country Missouri Land & Home

Kurt Hollenberg, Broker/Owner, 573-220-6155

Troy Thurman, Sales Associate, 660-537-0987

3600 I-70 Dr. SE, Ste. A, Columbia, MO 65201

Phone: 573-474-8205 Toll Free: 800-895-4430

Fax: 573-474-8212

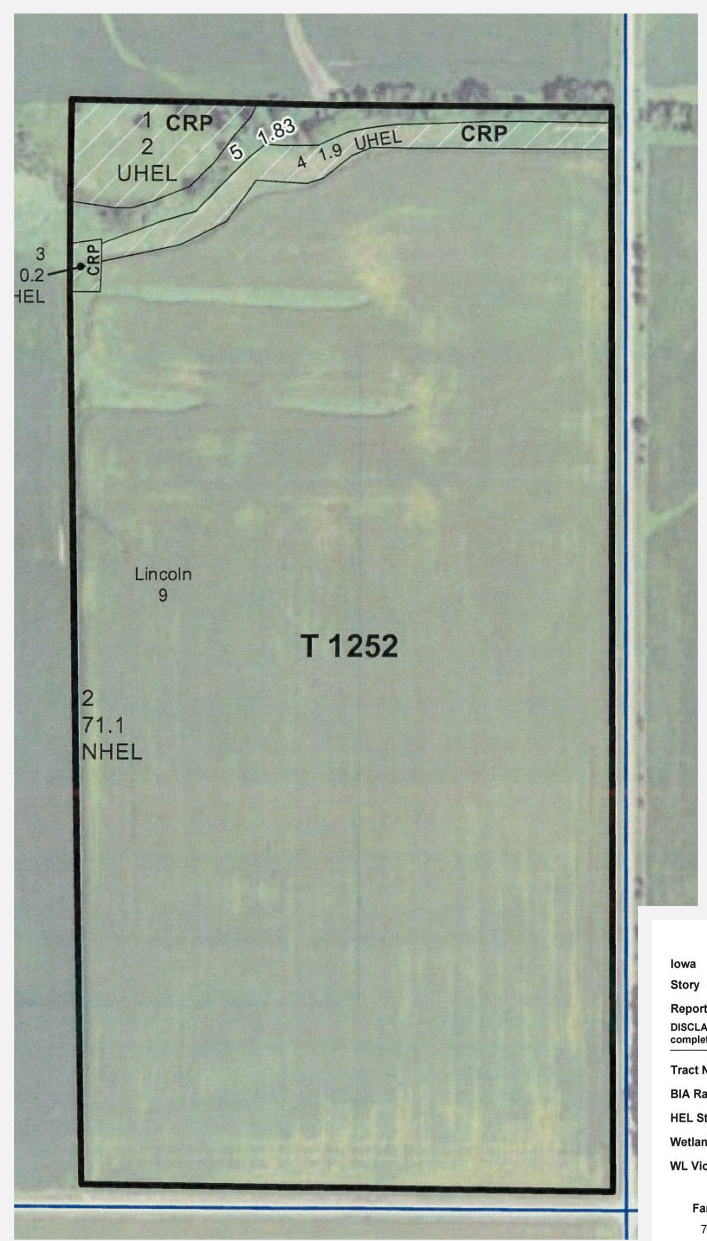
www.IowaAgLandAuction.com



www.MissouriLandAndHome.com



**Missouri
Land & Home**



- ◇ **Tract 1**
- ◇ **Located at the corner of 120th St & 710th Ave**
- ◇ **80 ac m/l**
- ◇ **75.2 ac FSA Tillable**
- ◇ **4.1 ac CRP**
- ◇ **86.88 CSR II**
- ◇ **Tiled**
- ◇ **Taxes - \$2036 approx.**

**Call office for copy of CRP Contract.
800-895-4430**

FARM: 6438

Iowa U.S. Department of Agriculture Prepared: 6/2/17 9:48 AM
 Story Farm Service Agency Crop Year: 2017
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Page: 2 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate or complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1252 Description: K2 SE1/4Sec9T85NR21W
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.03	75.2	75.2	0.0	0.0	4.1	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	71.1	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	47.2		150	0.0
SOYBEANS	23.9		46	0.0
Total Base Acres:	71.1			

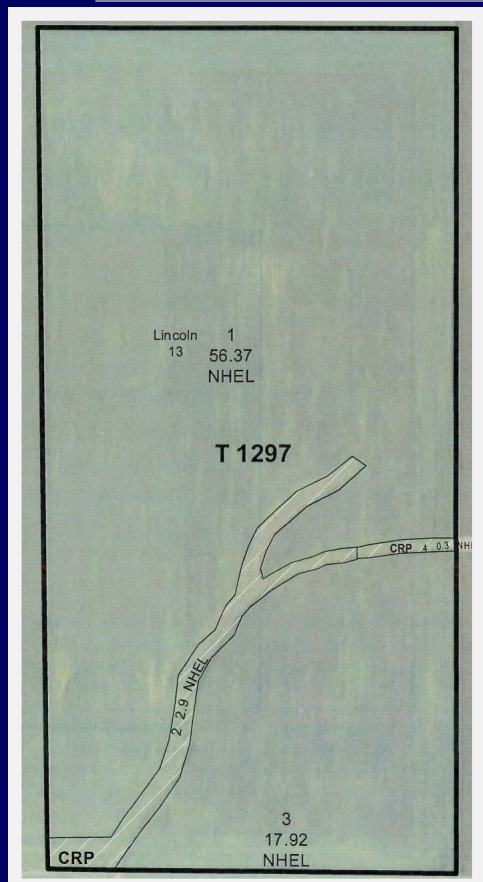
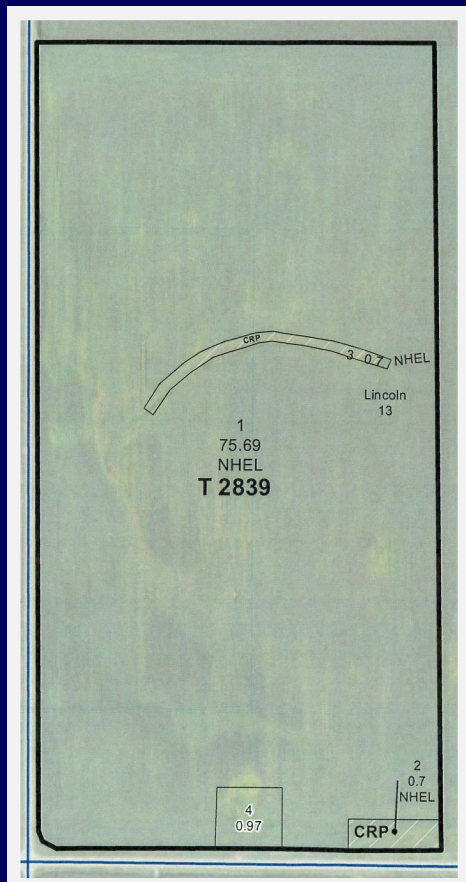
Owners: FROHWEIN ENTERPRISES LTD



View the drone video footage of Tract 1 at
<https://youtu.be/0wrSIHPKBQ8>
 or www.IowaAgLandAuction.com

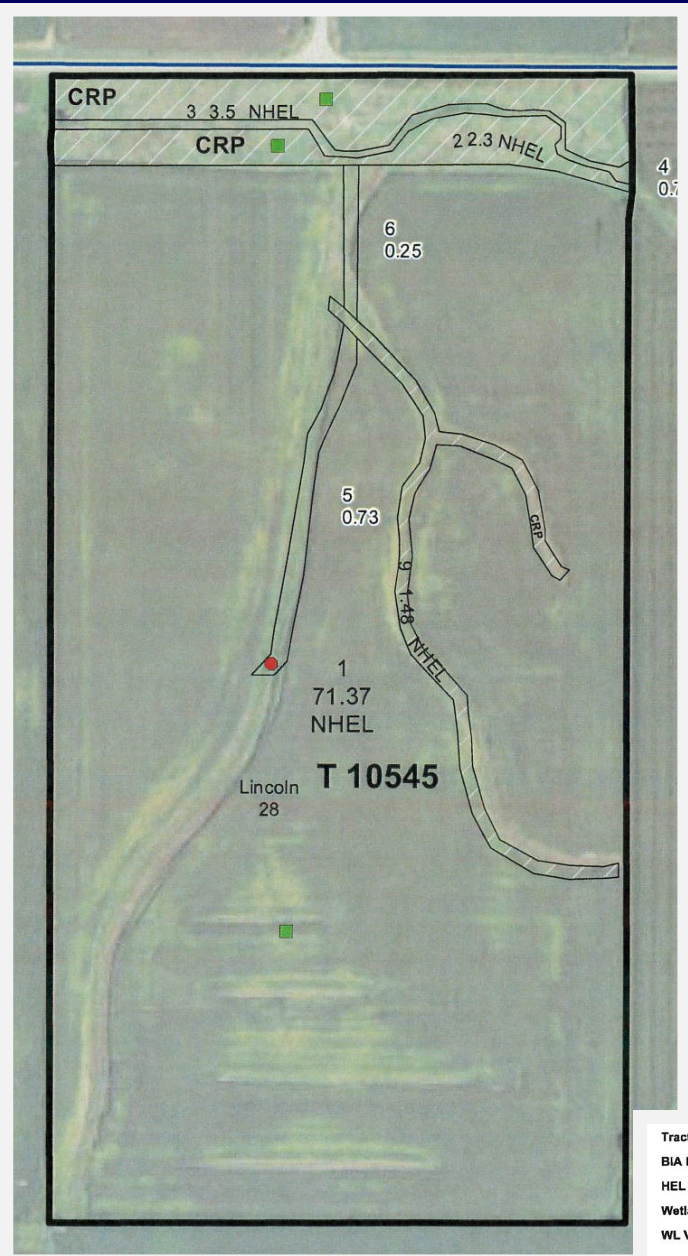
- ◇ **Tract 2**
- ◇ **Includes both parcels**
- ◇ **Located at the corner of 130th St & 730th Ave**
- ◇ **160 ac m/l**
- ◇ **154.58 ac FSA Tillable**
- ◇ **4.6 ac CRP**
- ◇ **88.89 CSR II**
- ◇ **Tiled**
- ◇ **Taxes - \$4232 approx.**

Iowa		U.S. Department of Agriculture			FARM: 6438	
Story		Farm Service Agency			Prepared: 6/2/17 9:48 AM	
Report ID: FSA-156EZ		Abbreviated 156 Farm Record			Crop Year: 2017	
					Page: 5 of 5	
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.						
Tract Number: 2839		Description: M3 SW1/4Sec13T85NR21W				
BIA Range Unit Number:						
HEL Status: NHEL: no agricultural commodity planted on undetermined fields						
Wetland Status: Tract does not contain a wetland						
WL Violations: None						
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.06	77.09	77.09	0.0	0.0	1.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	75.69	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	64.9		150	0.0		
SOYBEANS	10.79		46	0.0		
Total Base Acres:		75.69				
Owners: FROHWEIN ENTERPRISES LTD						
Tract Number: 1297		Description: M3 SW1/4Sec13T85NR21W				
BIA Range Unit Number:						
HEL Status: NHEL: no agricultural commodity planted on undetermined fields						
Wetland Status: Tract does not contain a wetland						
WL Violations: None						
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
77.49	77.49	77.49	0.0	0.0	3.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	74.29	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	67.1		150	0.0		
SOYBEANS	7.19		46	4.2		
Total Base Acres:		74.29				
Owners: FROHWEIN ENTERPRISES LTD						



**Call office for copy of
 CRP Contract.
 800-895-4430**

View the drone video footage
 of Tract 2 at
<https://youtu.be/ND6Yz28PWSU>
 or www.IowaAgLandAuction.com



- ◇ **Tract 3**
- ◇ **Located on 140th St.**
- ◇ **80 ac m/l**
- ◇ **71.37 ac FSA Tillable**
- ◇ **7.28 ac CRP**
- ◇ **83.41 CSR II**
- ◇ **Tiled**
- ◇ **Taxes - \$2110 approx.**

2016 Corn Production for Story Co.

Average yield was 211.9 bu/ac

Total production for county was

36.4 million bushel

**Call office for copy of
CRP Contract.
800-895-4430**

Tract Number: 10545 Description: K4 NE1/4Sec28T85NR21W

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.33	78.65	78.65	0.0	0.0	7.28	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	71.37	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	7.6		51	0.0
CORN	27.9		150	0.0
SOYBEANS	28.6		46	0.0
Total Base Acres:	64.1			

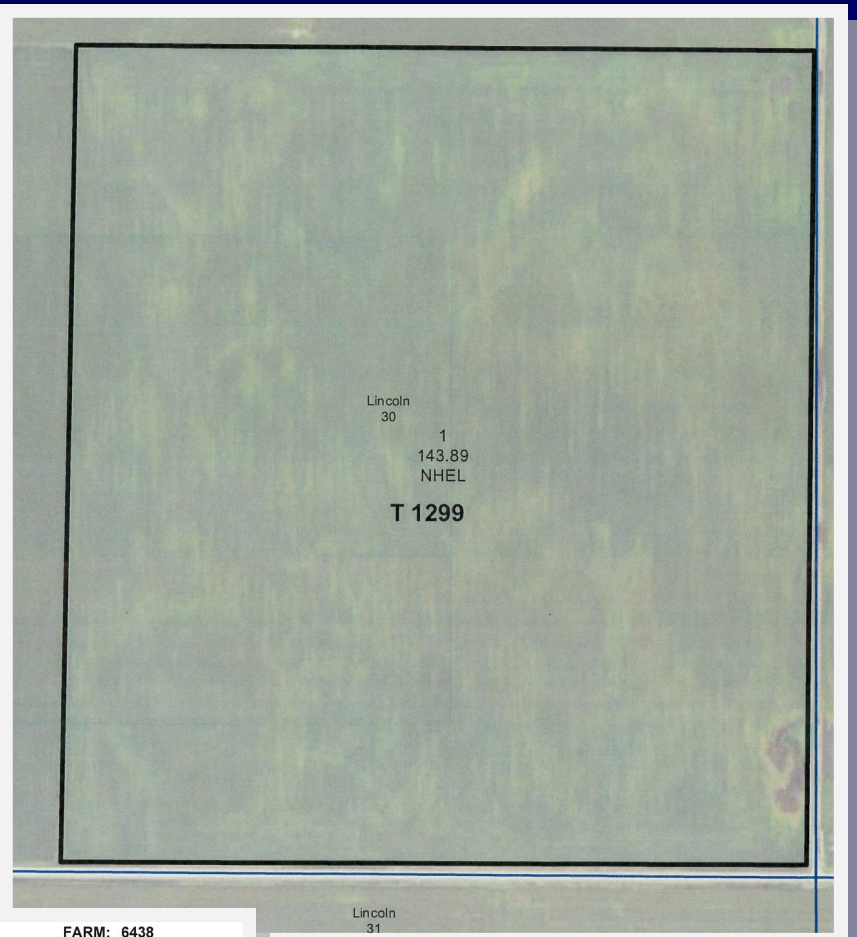
Owners: FROHWEIN ENTERPRISES LTD



**View the drone video footage
of Tract 3 at
<https://youtu.be/cCJ4DhLuuIY>
or www.IowaAgLandAuction.com**

Tract 4

- ◇ Located on 150th St.
- ◇ 148.55 ac m/l
- ◇ 143.89 ac FSA Tillable
- ◇ 84.4 CSR II
- ◇ Tiled
- ◇ Taxes - \$3694 approx.



FARM: 6438

Iowa Story Report ID: FSA-156EZ U.S. Department of Agriculture Farm Service Agency **Abbreviated 156 Farm Record** Prepared: 6/2/17 9:48 AM Crop Year: 2017 Page: 4 of 5

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 1299 Description: J4 SE1/4Sec30T85NR21W

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

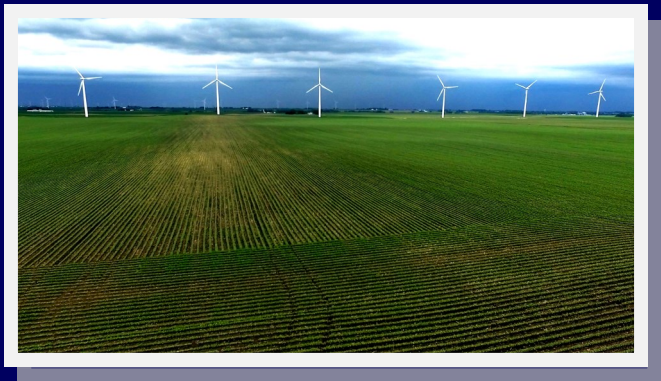
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
143.89	143.89	143.89	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	143.89	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	122.2		150	0.0
SOYBEANS	21.69		46	0.0
Total Base Acres:	143.89			

Owners: FROHWEIN ENTERPRISES LTD

View the drone video footage
of Tract 4 at
<https://youtu.be/EkfbQu7eefM>
or www.IowaAgLandAuction.com





- ◇ Tract 5
- ◇ Located at the corner of 160th St & 690th Ave
- ◇ 158 ac m/l
- ◇ 157.72 ac FSA Tillable
- ◇ 84.51 CSR II
- ◇ Tiled
- ◇ Taxes - \$4322 approx.

View the drone video footage of Tract 5 at

<https://youtu.be/L6MWf0hpLtA>

or www.IowaAgLandAuction.com

Owners: FROHWEIN ENTERPRISES LTD
Other Producers: None

Tract Number: 1300 Description: J5 SE1/4Sec31T85NR21W

BIA Range Unit Number:

HEL Status: NHIEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

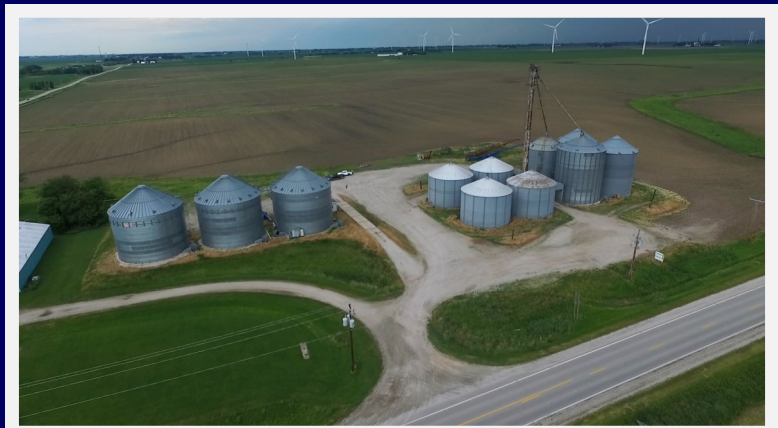
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.72	157.72	157.72	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	157.72	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	134.4		150	0.0
SOYBEANS	23.3		46	0.0
Total Base Acres:	157.7			

Owners: FROHWEIN ENTERPRISES LTD

Tract 7

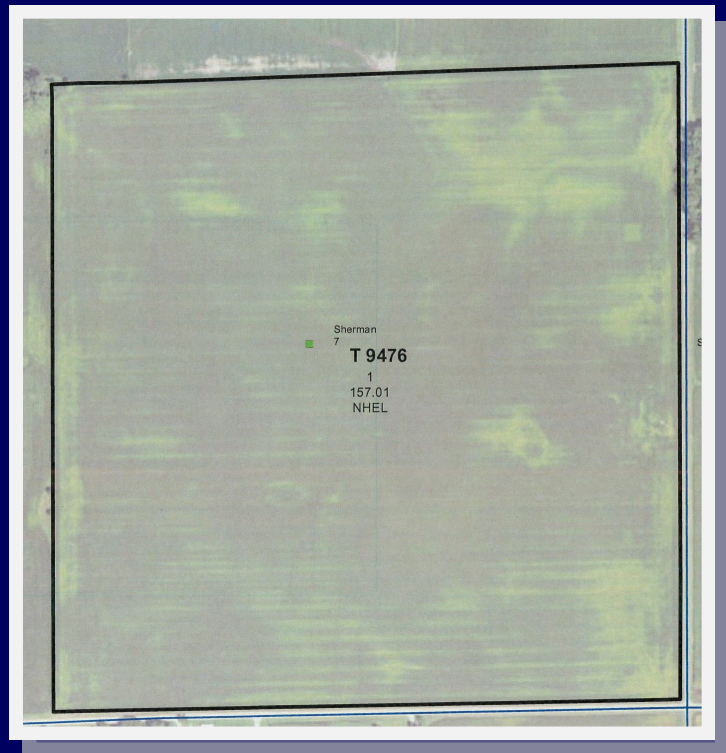
- ◇ Located at the corner of Hwy 65 & 130th St.
- ◇ 4.8 ac m/l
- ◇ 11 Grain Bins (494,000 bu.)
- ◇ 11 X 70 Scale with Scale House
- ◇ Taxes - \$260 approx.



View the drone video footage of Tract 7 at
<https://youtu.be/ClSBjxSNMcc>

Tract 6

- ◇ Located at the corner of 180th St & 690th Ave
- ◇ 160 ac m/l
- ◇ 157.01 ac FSA Tillable
- ◇ 85.61 CSR II
- ◇ Tiled
- ◇ Taxes - \$4060 approx.



View the drone video footage of Tract 6 at

<https://youtu.be/9GnaqCWebss>
or www.IowaAgLandAuction.com

Tract Number: 9476 Description: J6 SE1/4Sec7T84NR21W
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
157.01	157.01	157.01	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	157.01	0.0	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	117.75		146	0.0		
SOYBEANS	39.25		51	0.0		
Total Base Acres:	157.0					

Owners: FROHWEIN ENTERPRISES LTD

**Viewing Day:
 October 7th
 10 am to 2 pm
 Meet at Tract 7**



For more information call Troy Thurman at 660-537-0987
 or email him at Troy@MissouriLandAndHome.com

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Tuesday October 24, 2017. Auction location will be at the Dakins Community Center. At 10:30 AM, the property will be offered as 7 individual tracts. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Missouri Land & Home and/or the auctioneers. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. The Auctioneer reserves the right to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding and to accept or reject any or all bids. The Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Sellers. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final and absolute without liability to any party. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and Sellers.

Acres: The acreages listed in this brochure are taken from the county assessor's records, surveys and/or FSA records.

Survey: No survey has been conducted. Price will be per deeded acre except for Tract 7. Tract 7 will sell per tract.

Down Payment: Buyer and Sellers will enter into a standard format Contract for the Sale of Real Estate on the day of auction. Contract will call for a 10% down payment in the form of a personal or corporate check, cashier's check with the balance of the purchase price due, in certified funds, on or before the date of closing. Contracts will contain **no financing or inspection contingencies** and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Escrow payments will be made payable to Johnson Law Office Trust, Ogden, IA.

Approval of Bids: Seller is serious about selling this property at this auction, but does reserve the right to accept or reject the final bid on this property. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the seller, shall constitute a binding contract between the Buyer and the Sellers. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

Abstract & Evidence of Title: 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.

Easements: The property is being sold subject to all easements, covenants, conditions, zoning and any other existing matters.

Closing & Closing Agent: Property will close on or before the 21st day of November, 2017 at Johnson Law Office, Ogden, Iowa. Closing agent is Johnson Law Office.

Possession: Possession shall be delivered upon closing.

Mineral Rights: All mineral rights owned by the Sellers will be conveyed to the Buyer.

Real Estate Taxes: The 2017 Property Taxes shall be prorated to date of closing.

Property Inspections: A viewing day is scheduled for Saturday, October 7, 2017 from 10 am to 2 pm at Tract 7. Additional times can be arranged with United Country Missouri Land & Home. Property is sold "AS IS - WHERE IS" and Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good and marketable title to the property. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Missouri Land & Home or its agents are not responsible for any representation made by Sellers or their employees and are not responsible for accidents on the sale property should any occur.

Agency: United Country Missouri Land & Home and/or the Auctioneers represent the Seller only.

Disclaimer: Announcements made by United Country Missouri Land & Home and/or their auctioneers during the time of the sale take precedence over any previously printed materials or any other oral statements made. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Neither the Seller or United Country Missouri Land & Home or the Auctioneers or Associates are giving any warranties other than the Seller's Title Warranty.