

463 ac m/l Farm Land Auction with Grain Storage Facility and Wind Turbines!

Wednesday, February 21, 2018 at 10:30 am

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



Viewing Day: February 10th 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

Jason Thurman, Sales Associate, 660-537-0953

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



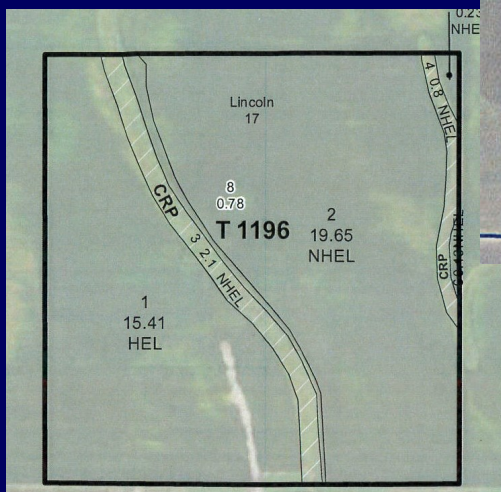
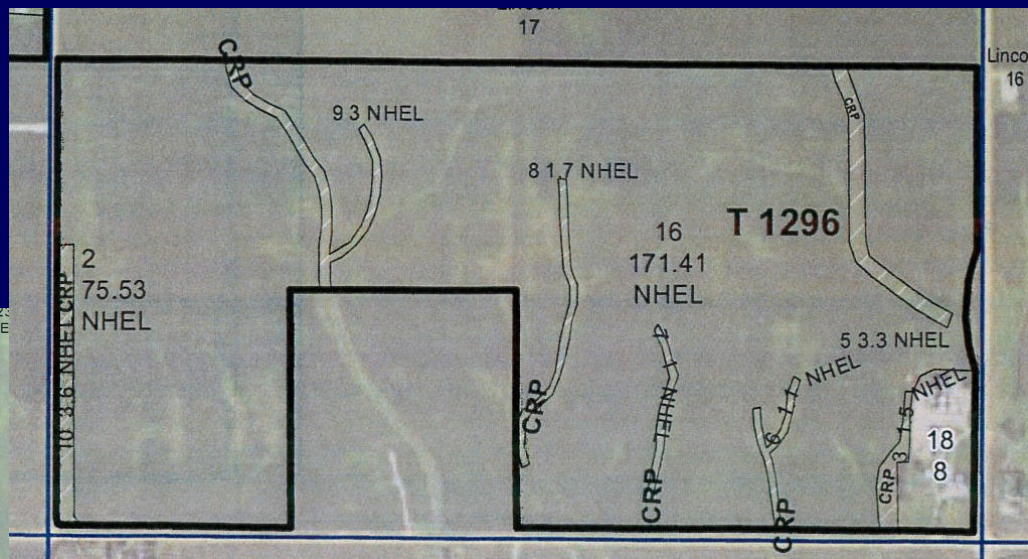
www.MissouriLandAndHome.com



**Missouri
Land & Home**

Tract 1

- ◇ Located at the corner of 130th St & Hwy 65
- ◇ 313 ac m/l
- ◇ 282.4 ac FSA Tillable
- ◇ 18.1 ac CRP
- ◇ 85.37 CSR II
- ◇ 11 Grain Bins with 494,000 bushel storage capacity
- ◇ 11 X 17 Digital Scale
- ◇ Scale House
- ◇ Taxes - \$8,724 approx.



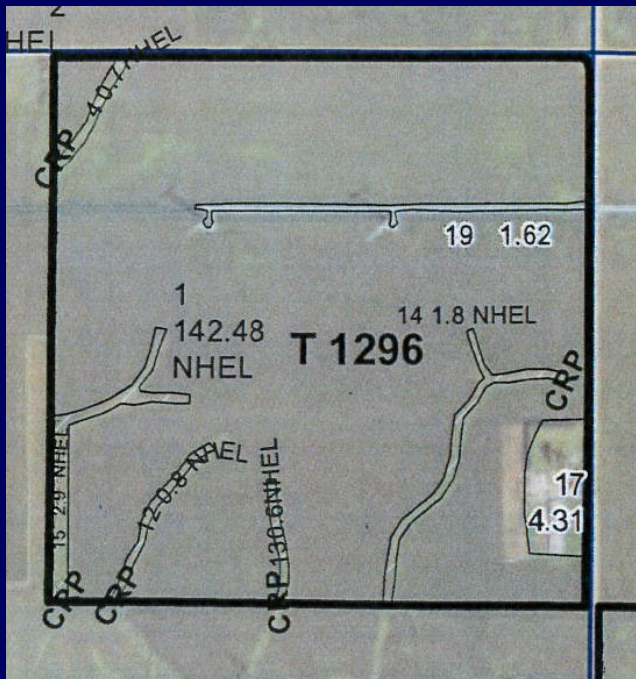
FSA Field #T1196 is the portion cut out in T1296. These will sell as one tract. With the grain storage facility included.

Tract 2

- ◇ Located at the corner of 120th St & 690th Ave
- ◇ Tract 2 will be surveyed
- ◇ 150 ac m/l
- ◇ 140 ac FSA Tillable
- ◇ 6.8 ac CRP
- ◇ 88.92 CSR II
- ◇ 2 Wind Turbine Leases
- ◇ Taxes - \$4,306 approx.

Call office for copy of
CRP Contract or
Wind Turbine Leases.
800-895-4430

Or www.IowaAgLandAuction.com



TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Wednesday, February 21, 2018. Auction location will be at the Dakins Community Center. At 10:30 AM, the property will be offered as 2 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.

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

Survey: No survey will be conducted. Price will be per deeded acre.

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, wind turbine leases and CRP contracts.

Closing & Closing Agent: Property will close on or before the 21st day of March, 2018 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 2018 Property Taxes shall be prorated to date of closing.

Property Inspections: A viewing day is scheduled for Saturday, February 10, 2018 from 10 am to 2 pm at the Grain Facility on Hwy 65. 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.