

TERMS AND CONDITIONS OF AUCTION

Method of Sale: United Country Missouri Land & Home will offer this property for public auction on Wednesday, February 6, 2019. Auction location will be at the Ed Prince Building, Webster City, IA. At 10:00 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, 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 Henry Law Firm, Jewell, 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 Buyer and Seller. Sale is not contingent upon Buyer(s) financing.

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

Closing & Closing Agent: Property will close on or before the 4th day of March, 2019 at Henry Law Firm, 600 Edwards St, Jewell, Iowa. Closing agent is Henry Law Firm.

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 2019 Property Taxes shall be prorated to date of closing.

Property Inspections: A viewing day is scheduled for Friday, January 11, 2019 from 2 to 3 pm at the crossroads of Lakins Grove Ave and 290th St. 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.

195 ac m/l Farm Land Auction

Wednesday, February 6, 2019 at 10:00 am

At the Ed Prince Building, 1200 Bluff St, Webster City, IA



Viewing Day: January 11th from 2 to 3 pm
at the crossroads of 290th St & Lakins Grove Ave

Seller: Andrea Sanders

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: 800-824-1741

IowaAgLandAuction.com



MissouriLandAndHome.com



**Missouri
Land & Home**

Tract 1

- ◇ Located at the Northwest corner of 290th St and Lakins Grove Ave.
- ◇ 40 deeded acres
- ◇ 38.79 ac FSA Tillable
- ◇ 76.648 CSR
- ◇ Taxes - \$1148



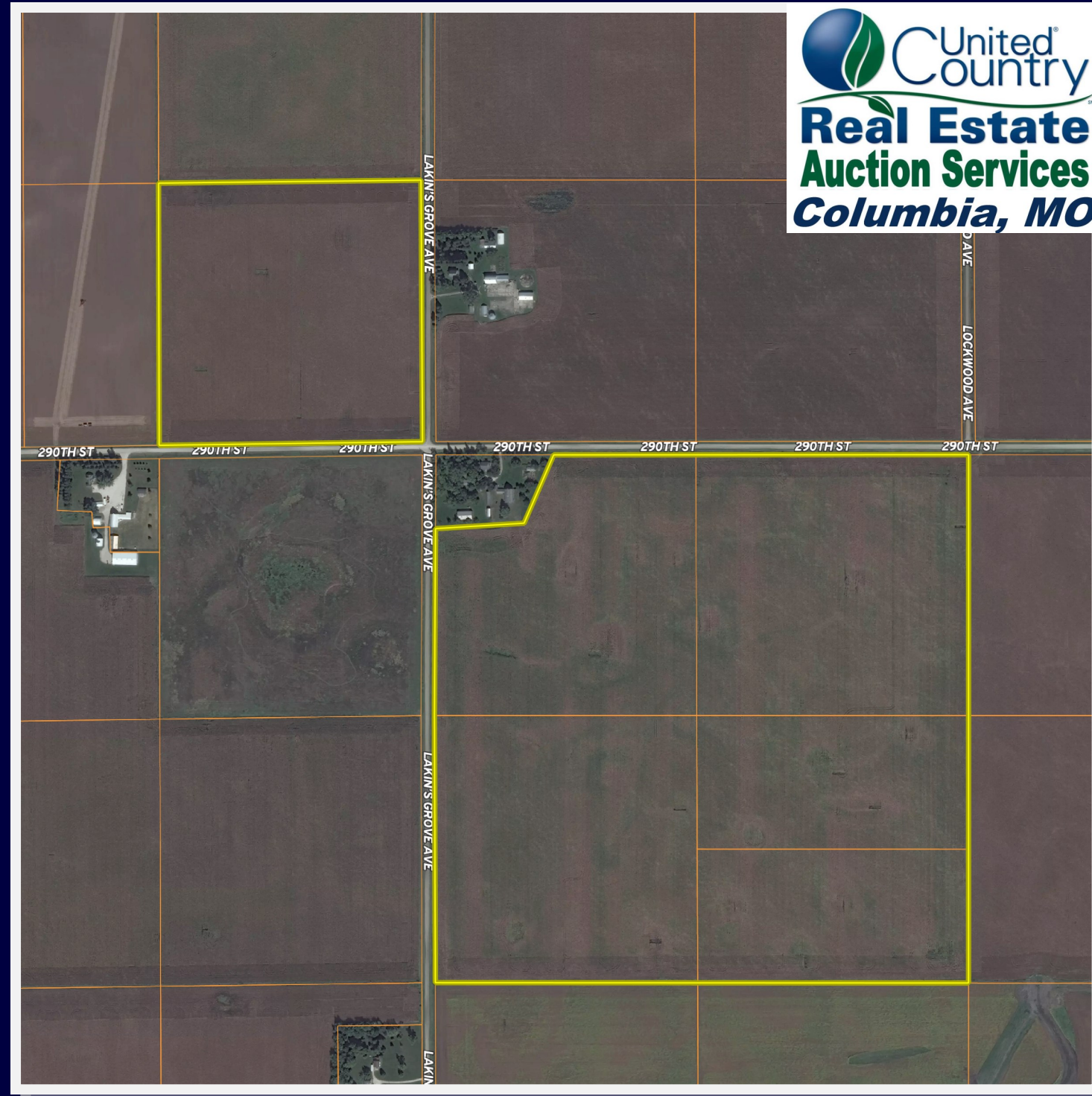
IowaAgLandAuction.com



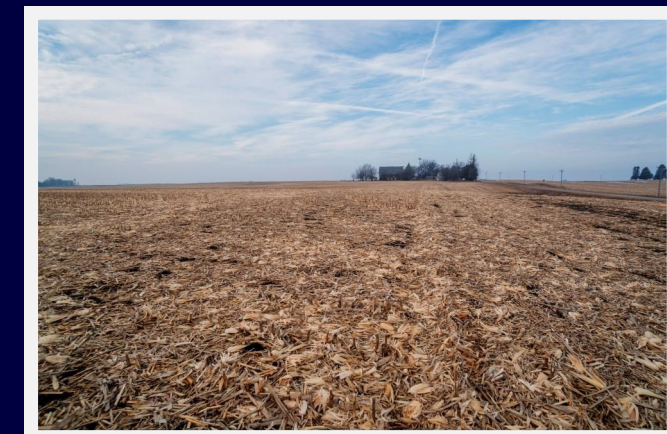
MissouriLandAndHome.com

Tract 2

- ◇ Located at the Southeast corner of 290th St and Lakins Grove Ave.
- ◇ 155.17 deeded acres
- ◇ 153.41 ac FSA Tillable
- ◇ 81.14 CSR
- ◇ Taxes - \$4722




United Country
Real Estate
Auction Services
Columbia, MO





Legend
 Non-Cropland, Cropland, CRP, Tract Boundary, Iowa PLSS, Iowa Roads
 2018 Program Year
 Map Created March 29, 2018

Wetland Determination Identifiers
 Restricted Use, Limited Restrictions, Exempt from Conservation Compliance Provisions
 Tract Cropland Total: 192.20 acres
Farm 811
Tract 1757
 United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).
 USDA is an equal opportunity provider, employer, and lender.

Tract 1

40 acres located north of 290th St. will make a wonderful addition to your farming operation. FSA shows 38.79 ac tillable! Located just 20 miles south of Prestige Farms Pork Processing Facility being constructed in Eagle Grove, IA. Road frontage on two sides affords you easy access. Farm is close to Hwy 17 and I-35. CSR of 76.648 Available for the 2019 Crop Season.

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Tract 2

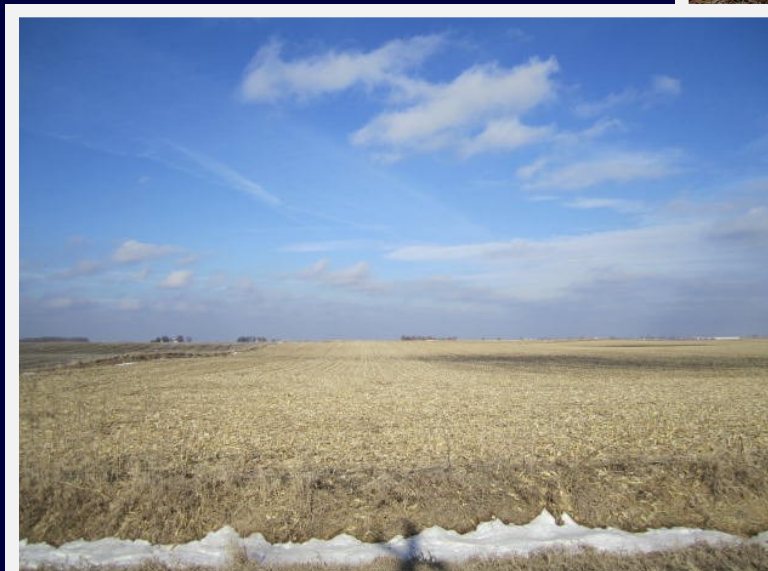
155.17 deeded acres located on the south side of 290th St. with FSA showing 153.41 ac tillable! Located just 20 miles south of Prestige Farms Pork Processing Facility being constructed in Eagle Grove, IA. Road frontage on two sides affords you easy access. Farm is close to Hwy 17 and I-35. CSR of 81.14 Available for the 2019 Crop Season.

195 ac m/l Selling as 2 Tracts

Tract 1 is 40 deeded acres

Tract 2 is 155.17 deeded acres

All available for 2019 Crop Season



Viewing Day to be held on
Friday, January 11th from 2 to 3 pm
At the Crossroads of
290th St. and Lakins Grove Ave.



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Wednesday, February 6th at 10 am
At the Ed Prince Building,
1200 Bluff St, Webster City, IA



For complete details visit:
www.IowaAgLandAuction.com
Or
www.MissouriLandAndHome.com
Or call 800-895-4430

IOWA
HAMILTON
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

FARM : 811
Prepared : Dec 17, 2018
Crop Year : 2019

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
196.06	192.20	192.20	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	192.20	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	119.58	0.00	0	160	
Soybeans	63.12	0.00	0	42	
TOTAL	182.70	0.00			

NOTES					

Tract Number : 1757
Description : NW1/4 10-87-25 SE1/4 SE1/4 4-87-25
FSA Physical Location : IOWA/HAMILTON
ANSI Physical Location : IOWA/HAMILTON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ANDREA Y SANDERS
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
196.06	192.20	192.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
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DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	119.58	0.00	0	160

Tract 1757 Continued ...				
Soybeans	63.12	0.00	0	42
TOTAL	182.70	0.00		