

LAND AUCTION

191+/- Acres, Palo Alto County, Iowa

Wednesday, July 12 • 10:00 AM

**at the West Bend Golf and Country Club
4829 580th Avenue • West Bend, Iowa**

HIGHLIGHTS:

- Excellent soils with CSR2 of 75.3
- Located four and a half miles west of West Bend Elevator
- 8.26+/- acres in CRP till 2027



Property Location: Four and a half miles west of West Bend, Iowa, on County Road B63 and a half mile north on 535th Avenue.

Legal Description: The Southwest 1/4 of Section 8, T94N, Range 31W of 5th P.M. excepting approximately 5 acre building site; part of the Northwest 1/4 of Section 17, T94N, Range 31W of the 5th P.M. (exact legal to be taken from abstract)

Property Description: This is a high quality farm with CSR2 of 75.3 located close to grain markets and good productive soils.

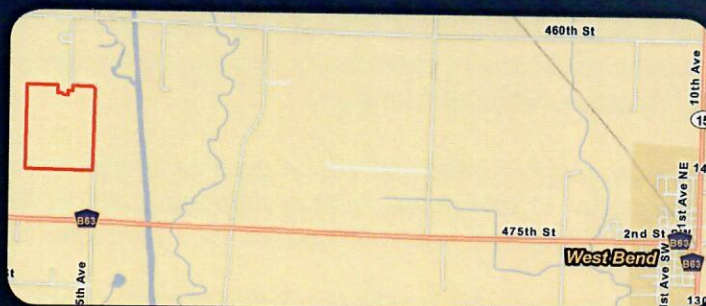
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	92.20 acres	141 bushels
Soybeans	91.60 acres	38 bushels

Local Farm Service Agency will determine new cropland acres, base and yield information after completion of building site acreage split from the farm.

Taxes (estimated): \$4,850 or \$25.39 per acre

CRP: There is currently 8.26+/- acre enrolled in a CRP contract, due to expire September 2027. Annual payment of \$2,516 or \$304.61 per acre.



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

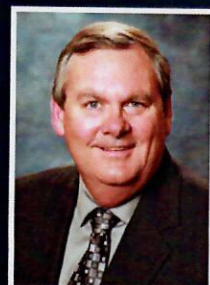
Mike Wentzel, Agent
Emmetsburg, Iowa

Office: (712) 852-2002

Cell: (712) 298-1239

MWentzel@FarmersNational.com

www.FarmersNational.com/MikeWentzel



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Lake Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
507	Canisteo clay loam, 0 to 2 percent slopes	Ilw	74	84	60.5
138B	Clarion loam, 2 to 6 percent slopes	Ile	76	89	33.9
72	Estherville loam, 0 to 2 percent slopes	Ills	53	23	20.7
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	Ille	58	83	16.7
6	Okoboji silty clay loam, 0 to 1 percent slopes	Illw	54	59	12.0
95	Harps clay loam, 0 to 2 percent slopes	Ilw	59	72	10.7
485B	Spillville loam, 2 to 5 percent slopes	Ile	76	88	9.8
203	Cylinder loam, 0 to 2 percent slopes	Ills	76	58	9.4
55	Nicollet clay loam, 1 to 3 percent slopes	Iw	84	89	8.3
259	Biscay clay loam, 0 to 2 percent slopes	Ilw	70	52	3.5
107	Webster clay loam, 0 to 2 percent slopes	Ilw	79	86	3.4
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	Ilw	81	88	2.9
655	Crippin loam, 1 to 3 percent slopes	Ie	79	91	2.5
TOTAL			69.5	74.9	194.3

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 November 1, 2017, or such other date agreed to by the parties. Subject to current lease for 2017 crop year.

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 attorney 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 Farmers National 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 1, 2017, 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.

Seller: Barber LLC

Auctioneer: Eric Mueller