

LAND AUCTION

145 +/- Acres • Hardin County, IA
Wednesday, October 3, 2018 • 10:30 a.m.

Highland Golf Club • 225 Park Ave. • Iowa Falls, IA

LAND LOCATION:

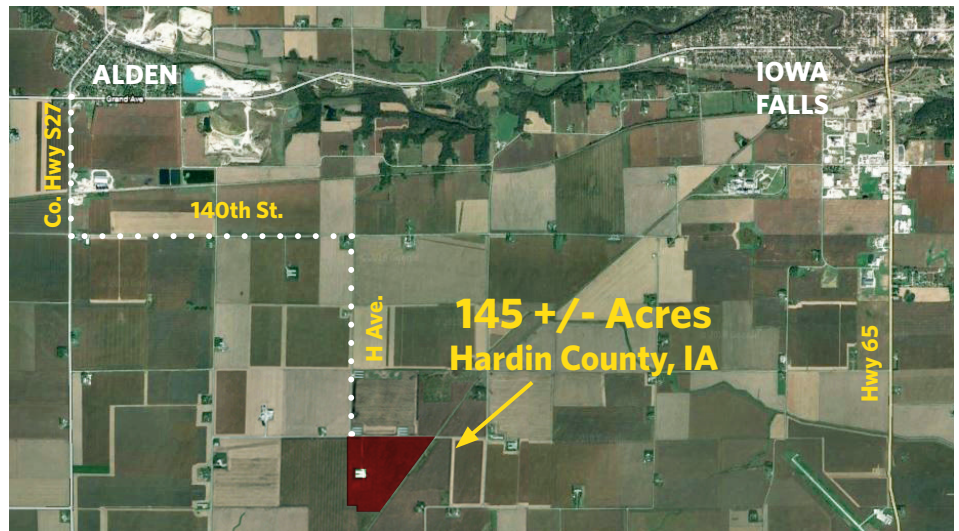
From Alden, go south on S27 for 1 mile, then East on 140th St for 2 miles, turn South on H Ave for 1 ½ miles, to the NW corner of the farm.

LEGAL:

The Southwest Quarter (SW1/4) West of the railroad, except 5.6 acre hog site, in Section Thirty-three (33), Township Eighty-nine North (89N), Range Twenty-one West (21W) and a 4.3 Acre tract in the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Six (6) Township Eighty-eight North (88N) Twenty-one West (21W) of the Fifth P.M. Containing 145 Acres more or less.

OWNER:

Mary Lou Wood Estate,
Bill and Tom Wood, Executors



FARMLAND:

Consists of 145 acres M/L

Gross Acres	145 +/-
Taxable Acres	138.28 +/-
Tillable Acres	143.28 +/-
Average CSR	82.8 +/-
PLC Corn Yield	157 +/-
Corn Base	142.7 +/-
2018-19 Taxes	\$3,436 +/-



**PLEASE SEE REVERSE SIDE
FOR MORE INFORMATION.**



Damon Adams
Auctioneer
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AUCTION METHOD:

The Farmland will be offered as one tract, including 145 acres M/L, taking the highest bid price times 145.

All bids are open until the Auctioneer announces the property is sold or that bidding has closed.

Bid increments are at the sole discretion of the Auctioneer.

CONDITIONS:

Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

MINERALS:

All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

REGISTRATION:

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day.

The auction may be broadcast live via the internet and available to online bidders. Online bidders must register prior to 9:00 am (CST) the day of the auction, by visiting the website below. There is no charge to register or bid online, however, any purchase made online will be subject to an administration fee equal to 0.25% of the purchase price, due on auction day.

TERMS & POSSESSION:

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing. Closing, possession and final settlement will occur on or before December 31, 2018, requiring full settlement of the purchase via certified check or bank wire transfer.

2019 Lease Cancelled.

REAL ESTATE TAXES:

Taxes will be prorated to date of closing.

WETLANDS:

This farm contains 3.4 acres of Wetlands in 7 separate areas.

CONTRACT & TITLE:

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense.

SURVEY:

At the Seller's option, the Seller may provide a new survey when there is not an existing legal or where new boundaries are created. The Seller and Buyer will each pay 50% of the survey cost.

SELLER:

Mary Lou Wood Estate, Bill and Tom Wood, Executors

BROKER/AGENCY:

Nissly & Nissly, Inc. and its representatives are agents of the Seller.

AUCTIONEER:

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.

DAMON ADAMS, AUCTIONEER • WWW.IOWALANDAUCIONEERS.COM

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