

Hamilton County

LAND AUCTION

147 ACRES_{M/L}

FRIDAY
JUNE 1, 2018
10:00 AM

TITAN MACHINERY EXPO CENTER
3093 220TH STREET
WILLIAMS, IOWA

LISTING #18111

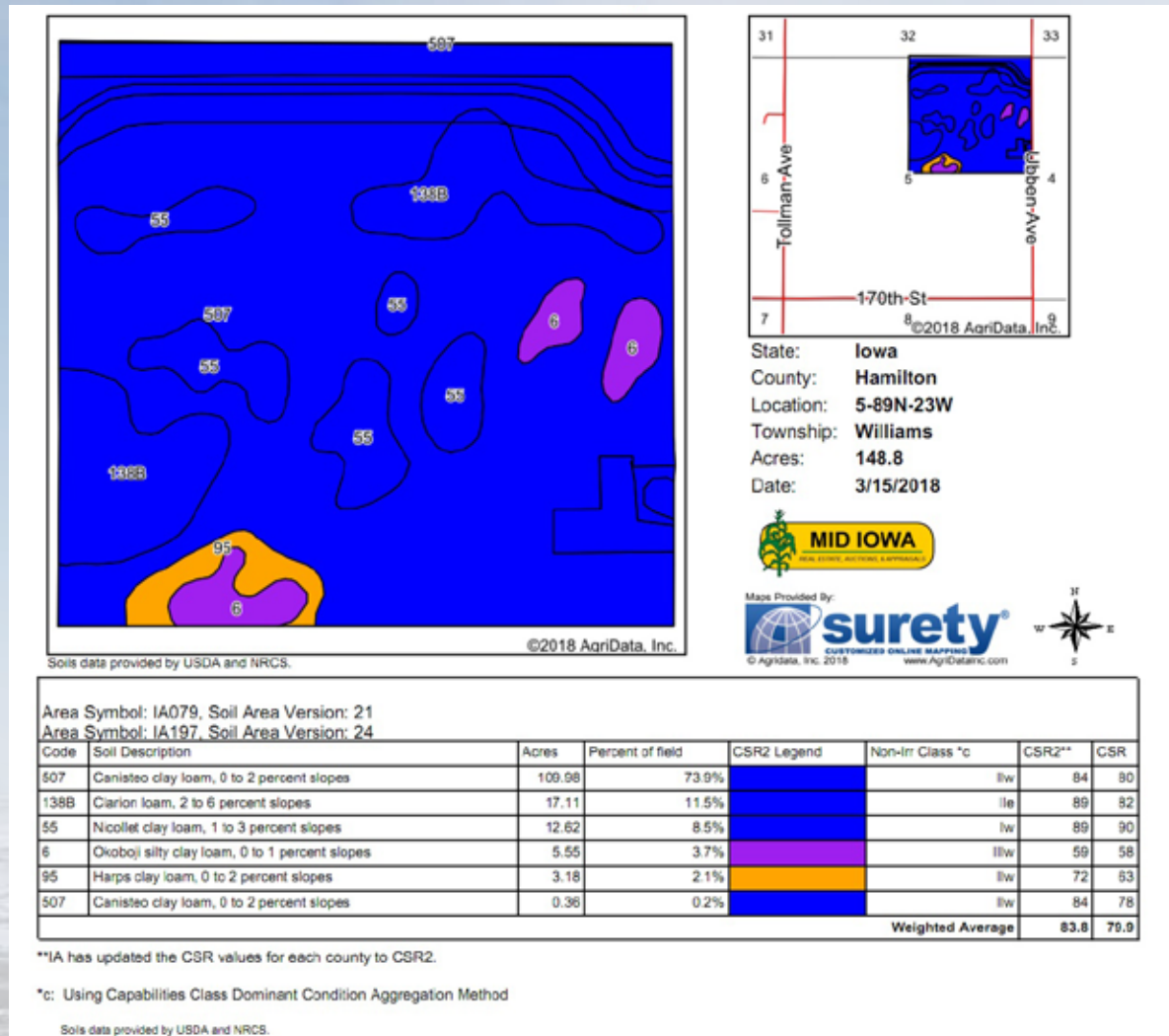


the
DIRT
Dealer



JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jeff@TheDirtDealer.com
Iowa Falls, Iowa

TOTAL SOILS MAP 147A M\L - CSR2: 83.8



LISTING #18111

DESCRIPTION: 147 acres m/l to be offered in a single tract at auction on Friday, June 1st, at 10:00 A.M. This property consists of 147 acres m/l, of which there are 146.67 taxable acres and 143.63 cropland acres. This property has an average CSR2 of 83.8, with the county average CSR2 being 82.7.

DIRECTIONS: From Williams, Iowa, go north on R-75 to County Blacktop D-20, then go west on D-20 to Ubben Avenue, then go north 2.5 miles. Property is located on the west side of Ubben Avenue. Please watch for real estate signs.

LEGAL DESCRIPTION: The Northeast Fractional Quarter (NE Fr. 1/4), all in Section Five (5), Township Eighty-nine (89) North, Range Twenty-three (23), West of the 5th P.M., Hamilton County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 143.63 acres

Corn Base: 74.50 acres

Bean Base: 55.30 acres

PLC Yield: 145 bu.

PLC Yield: 44 bu.

This farm is classified as Non-Highly Erodible Land with no Wetlands Determination complete at this time.

The subject property has 2 contracts for the CRP that is located near the ditch. One contract is for 10.9 acres with an annual payment of \$3201 or \$284.55/acre until 2020, with the other contract being for 92/100 acre with a payment of \$370/acre until 2031.

FARM LEASE: This farm has a cash rent lease in place for the 2018 crop year. This lease has been terminated for the 2019 crop year. Contact auctioneer for terms of the rental agreement for 2018. The 2018 lease payment will be prorated to date of closing.

*For more information please visit our website
and look up listing #18111.
www.TheDirtDealer.com*



LISTING #18111 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as one tract of 147 acres more or less.

IMPROVEMENTS: The subject property has an older machine shed and 3 round metal grain bins, all being sold "AS IS, WHERE IS." There is also a well on the property. Other improvements include field drainage tile and perimeter fence.

TAXES: \$3968/year or \$27.05/taxable acre. Property taxes will be prorated to date of closing.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, on or about July 15, 2018, subject to the current cash rent lease and current tenant's rights for the 2018 crop year.

CONTRACT AND TITLE: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

CLOSING: Closing will occur on or about July 15, 2018. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

BIDDER REGISTRATION: All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

ATTORNEY: Mike Holt

SELLERS: Lorene Hastings Estate

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.



JEFFREY T. OBRECHT

C: 515-689-1648 O: 641-648-5065

Jeff@TheDirtDealer.com

Iowa Falls, Iowa

Hamilton County **LAND AUCTION** **147 ACRES** M/L

**FRIDAY
JUNE 1, 2018
10:00 AM**

**TITAN MACHINERY EXPO CENTER
3093 220TH STREET
WILLIAMS, IOWA**



JEFFREY T. OBRECHT
615 Washington Ave.
Iowa Falls, Iowa 50126

For more information please visit our website
and look up listing #18111.
www.TheDirtDealer.com



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

www.TheDirtDealer.com



Mid Iowa Real Estate, Auctions, & Appraisals and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.