

LAND AUCTION

Thursday

January 31, 2019 10:00 A.M.

Knierim City Hall

Knierim, Iowa

Iowa Farms
Associates Inc.

1908 1st Ave S.

Fort Dodge, Iowa

Serving America's Landowners
Since 1937

Legal Description:

The South Half of the Southwest Quarter (S1/2 SW1/4), Section Two (2), Township Eighty-eight (88) North, Range Thirty-one (31) West of the 5th P.M., Calhoun County, Iowa, containing 74 acres more or less. EXCEPT a parcel of land in the SW1/4 of the SW1/4 of Section 2, T-88-N, R-31-W of the 5th P.M., Calhoun County, Iowa and described as follows: Commencing at the SW corner of said Section 2, thence East 456.3' along South line of the SW1/4 to the point of beginning; thence North 248.0'; thence East 390.0'; thence South 248.0'; thence West 390.0' along the said South line of the SW1/4 to the point of beginning. Said excepted parcel contains 2.22 acres.

Section 2 Greenfield Township

Calhoun County, Iowa containing 74 acres more or less



www.iowafarmsinc.com

For additional information, please contact:

Roger Williams or Mike Callon

Keith Dencklau Auctioneer

Fort Dodge, Iowa

Office: (515) 576-1011



Iowa Farms Associates Inc. and their representatives are Agents for the Seller
Farm Real Estate, Farm Management, Crop Insurance

All announcements made the day of the auction supersede any printed material.

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

AUCTION TERMS

Date and Location: Thursday, January 31, 2019
10:00 A.M. Knierim City Hall, Knierim Iowa.

Property Location: Located two miles east of Knierim, Iowa.

Legal Description: (See Attached)

Property Description: Good North Central Iowa farm located in close proximity to multiple markets.

FSA Information: The farm has a corn base of 36.68 acres and a bean base of 36.67 acres. The PLC yields are 158 for corn and 42 for beans.

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 their Auction Company.

Closing: The sale closing is on or about March 1, 2019. *The balance of the purchase price will be payable at closing by wire transfer funds only.*

Possession: Possession will be granted at closing on or before March 1, 2019.

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 auction company 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 the auction company the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

Sale Method: The real estate will be offered as one tract 73.35 acres more or less. All bids are open for advancement until Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increment are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of the Auction 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: Iowa Farms Associates Inc. and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Seller makes any guarantees or warranties as to its accuracy.

All potential buyers 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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.

The South Half of the Southwest Quarter (S1/2 SW1/4), Section Two (2), Township Eighty-eight (88) North, Range Thirty-one (31) West of the 5th P.M., Calhoun County, Iowa, containing 74 acres more or less. EXCEPT a parcel of land in the SW1/4 of the SW1/4 of Section 2, T-88-N, R-31-W of the 5th P.M., Calhoun County, Iowa and described as follows: Commencing at the SW corner of said Section 2, thence East 456.3` along South line of the SW1/4 to the point of beginning; thence North 248.0`; thence East 390.0`; thence South 248.0`; thence West 390.0` along the said South line of the SW1/4 to the point of beginning. Said excepted parcel contains 2.22 acres.

GREEN REAL ESTATE & AUCTION CO.

Sac County Abstract Co.

Grace Green, Jeani Green, Helga Harker, Abstracters

Office Phone: 662-7317 Fax: 662-4090

Mike Green, Auctioneer - Broker - 662-4218

420 West Main

www.greenrealestate-auction.com

Sac City, IA

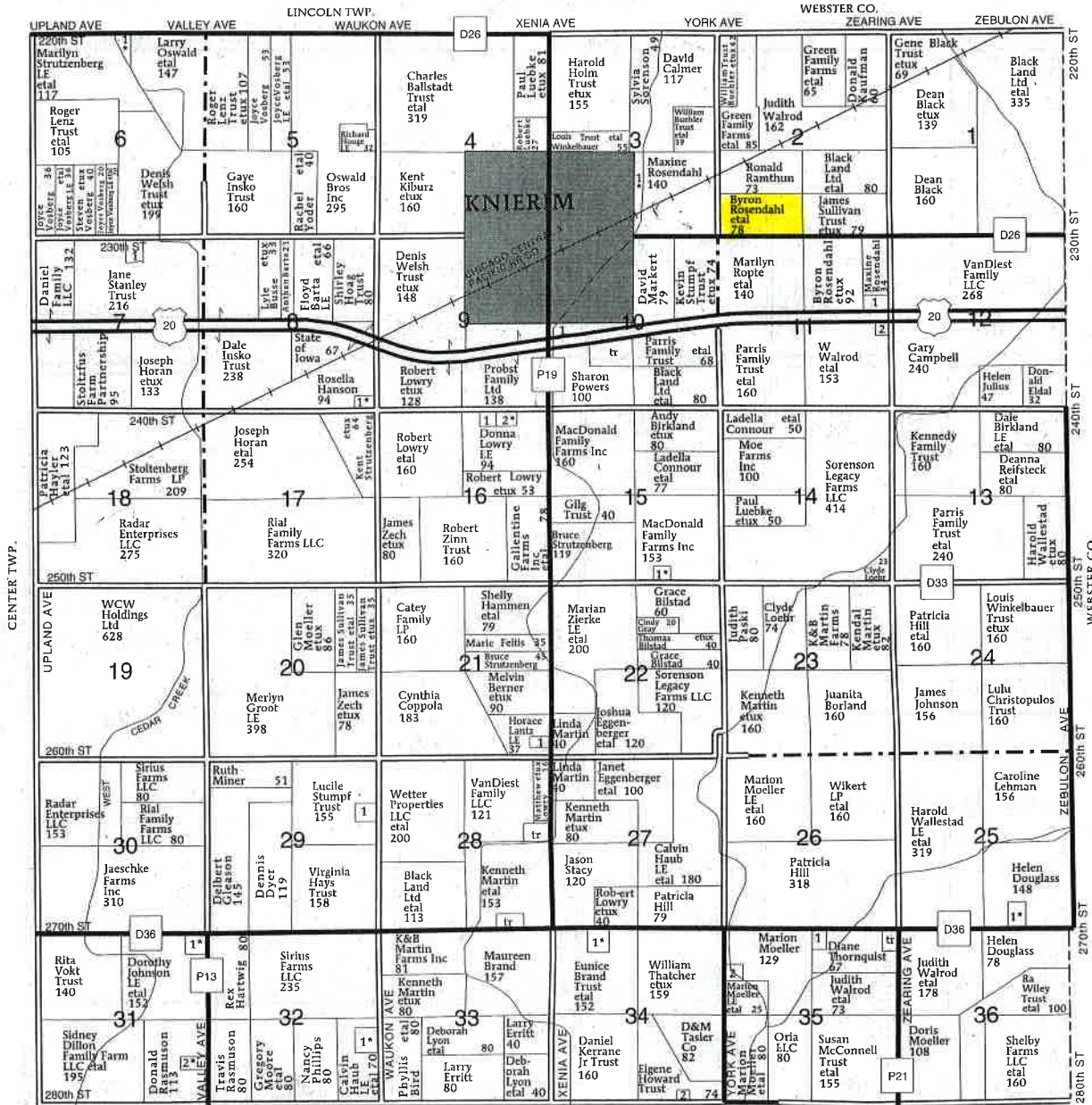
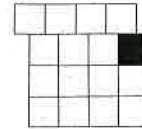


T-88-N

GREENFIELD PLAT

(Landowners)

R-31-W

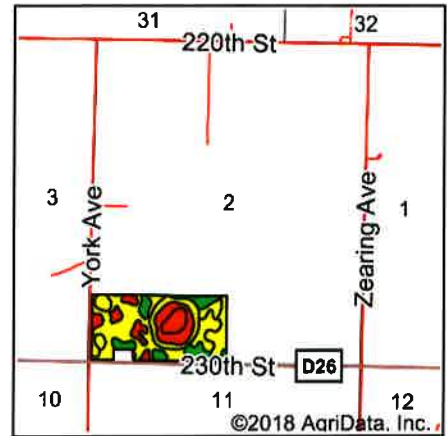
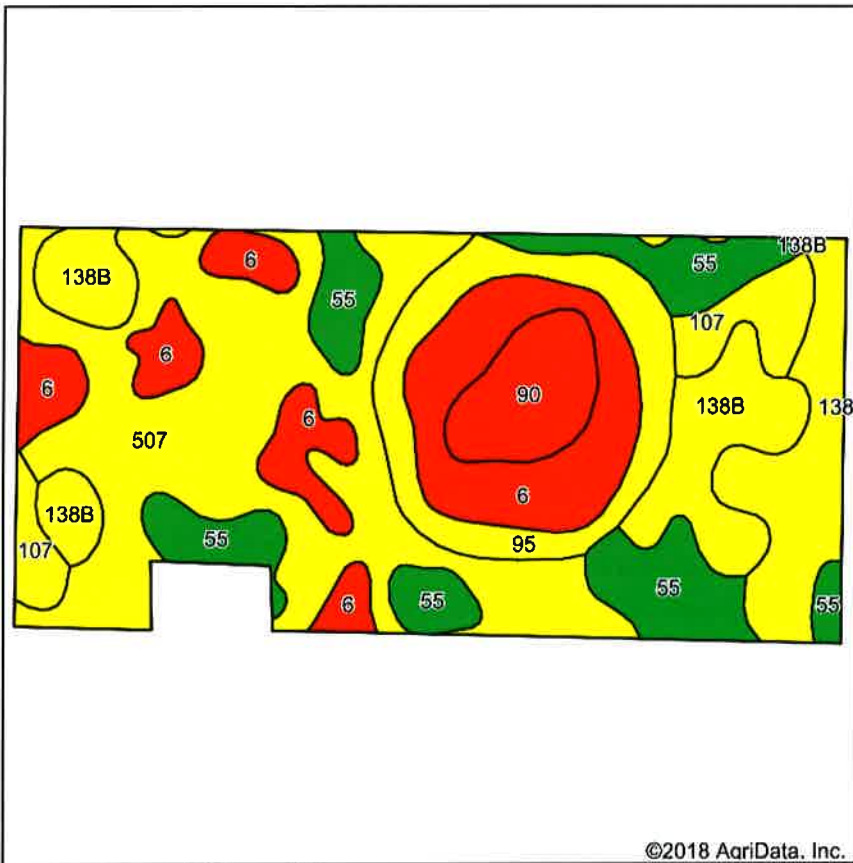


GREENFIELD TOWNSHIP

- SECTION 3**
- 1. Winkelbauer Trust, Louis 12
- SECTION 6**
- 1. McCaulley, Patrick 5
- SECTION 7**
- 1. Mlegge, Maria 8
- SECTION 8**
- 1. Gonnerman, Dale 5
- SECTION 10**
- 1. Markert, David 8
- SECTION 11**
- 1. State of Iowa 18
- 2. Walrod, Judith 7
- SECTION 15**
- 1. Bilstad, Nathan 6
- SECTION 16**
- 1. Netz LE, Frances 7
- 2. Lowry, Robert 5
- SECTION 21**
- 1. Bilstad, Joel 5
- SECTION 25**
- 1. Thomas, Vernon 13

- SECTION 29**
- 1. Rasmuson, Travis 5
- SECTION 31**
- 1. Gleason, Brian 7
- 2. Rasmuson, Donald 7
- SECTION 32**
- 1. Mullins, Rodney 10
- SECTION 34**
- 1. Brand, Roger 9
- 2. Howard, Donald 5
- SECTION 35**
- 1. Nash, Charles 6
- 2. Moeller Trust, Marion 5

Soils Map



State: Iowa
 County: Calhoun
 Location: 2-88N-31W
 Township: Greenfield
 Acres: 73.35
 Date: 12/10/2018



Soils data provided by USDA and NRCS.

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Area Symbol: IA025, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	28.21	38.5%		IIw	84	78	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.04	17.8%		IIIw	59	57	77
55	Nicollet clay loam, 1 to 3 percent slopes	10.43	14.2%		Iw	89	88	78
138B	Clarion loam, 2 to 6 percent slopes	8.10	11.0%		Ile	89	80	83
95	Harps clay loam, 0 to 2 percent slopes	6.54	8.9%		IIw	72	62	77
90	Okoboji mucky silt loam, 0 to 1 percent slope	3.71	5.1%		IIIw	55	59	75
107	Webster clay loam, 0 to 2 percent slopes	3.32	4.5%		IIw	86	83	80
Weighted Average						78.4	73.7	*n 78.6

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using major components"

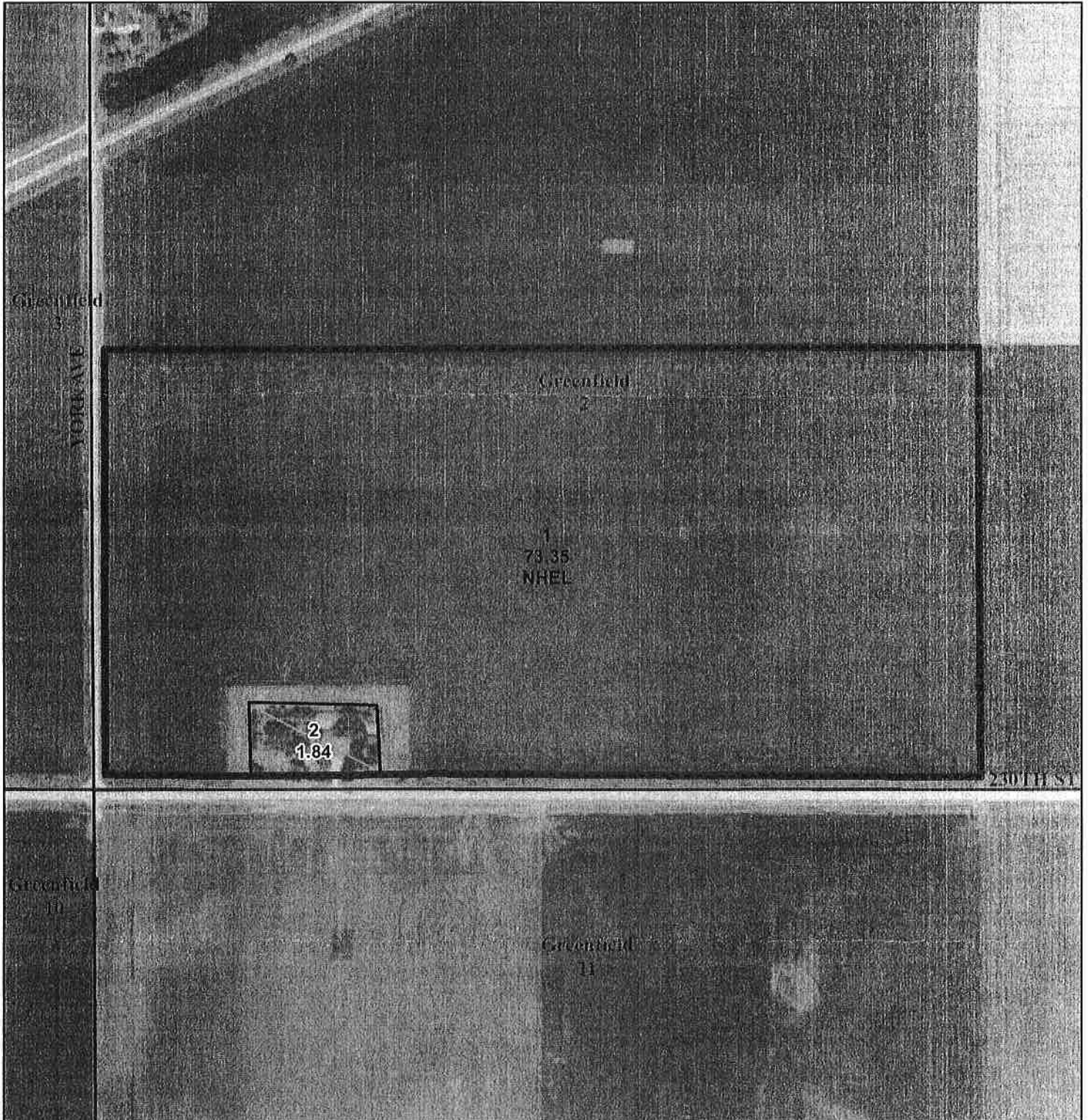
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



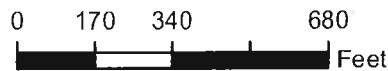
United States
Department of
Agriculture

Calhoun County, Iowa



Legend

-  Non-Cropland
-  CRP
-  Iowa PLSS
-  Iowa Roads
-  Cropland
-  Tract Boundary







2018 Program Year

Map Created March 14, 2018

Farm 6844
Tract 1178

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

Tract Cropland Total: 73.35 acres

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.

Iowa
 Calhoun
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 6844
 Prepared: 11/20/18 8:06 AM
 Crop Year: 2019
 Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	2G	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.19	73.35	73.35	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	73.35	0.0	0.0	0.0			

ARC/PLC			
ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.68		158	0.0
SOYBEANS	36.67		42	0.0
Total Base Acres:	73.35			

Tract Number: 1178 Description: N4 S2 SW4 2-88-31

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
75.19	73.35	73.35	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	73.35	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.68		158	0.0
SOYBEANS	36.67		42	0.0
Total Base Acres:	73.35			

Other Producers: None