

THURSDAY, MARCH 21ST 5PM
Held at Elk Horn Town Hall - Elk Horn, IA

IOWA
LAND AUCTION
SOUTHWEST OF ELK HORN, IA
SHELBY COUNTY

IMMEDIATE
POSSESSION
AVAILABLE

Offered in 1 Tract
160±
acres

- 137± Cropland Acres
- Nearly 1 Mile of Road Frontage
- North of I-80

In Cooperation With
SCHRADER
Real Estate and Auction Company, Inc.
Call 800.451.2709
Schraderauction.com

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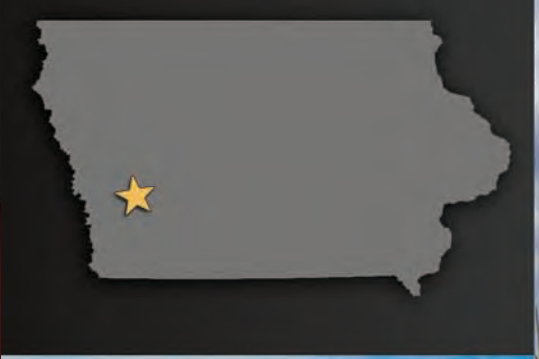
MARCH 2013						
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LUND
COMPANY
REAL ESTATE BROKER
450 Regency Parkway, Ste. 220,
Omaha, NE 68114
402.548.4006 / 402.981.8831
www.lundco.com

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IMMEDIATE
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160[±] acres

IOWA LAND AUCTION

ELK HORN, IA - SHELBY COUNTY

THURSDAY, MARCH 21ST - 5PM

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AUCTION SITE:

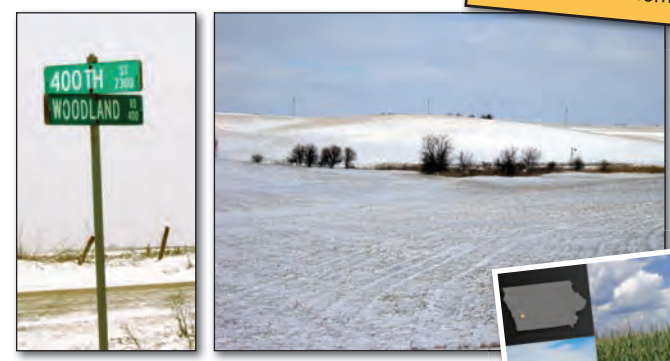
Elk Horn Town Hall – 4212 Main Street, Elkhorn. Downtown Elk Horn on the south side of the Post Office on Main Street (IA Highway 173).



PROPERTY LOCATION

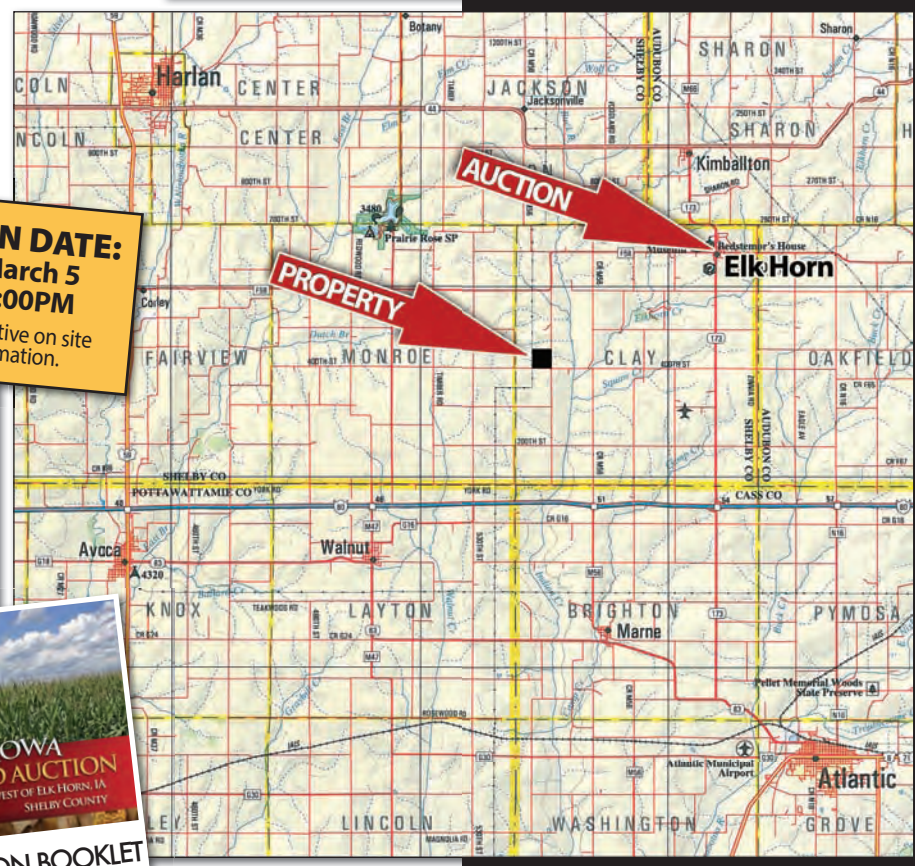
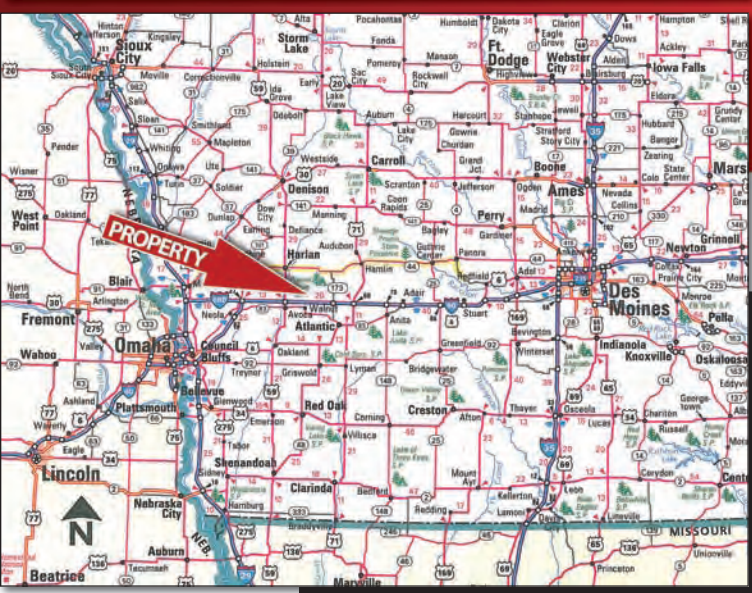
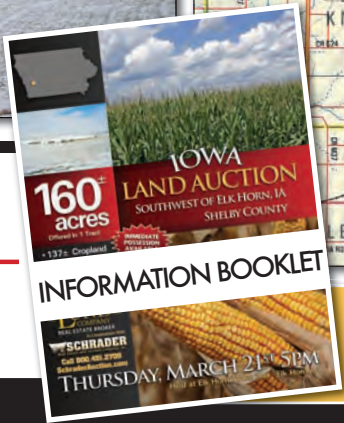
From Elk Horn go South on Iowa Highway 173 three miles to 400th Street. Turn West (right) on 400th Street. 4 Miles to Property at the Northwest Corner of 400th Street and Woodland Road. **OR** Take Iowa Highway 173 into Elk Horn, go west on F58 St. (CR F58 / also Washington St. in Elk Horn) 4 miles taking the 1st curve south and continuing on F58 St. for 1 more mile. At the 2nd curve turn left and head south on Woodland Road for 1-1/2 miles to the property on the west side of the road.

INSPECTION DATE:
Tuesday, March 5
3:00PM - 5:00PM
Meet a representative on site for more information.



LUND COMPANY

OWNER: MIDWEST FARMS, LLC



Contact Brokerage Company for a detailed information packet including FSA information, tax summaries, soils summaries and preliminary title policies.

EXCELLENT OPPORTUNITY TO PURCHASE QUALITY SOUTHWEST IOWA FARMLAND



FSA INFORMATION		
FARM #284	FARMLAND 160.0 ACRES	CROPLAND 137.5 ACRES
Crop	Base	Yield Direct + c/c
Corn	95.3 acres	104 bu.
Soybeans	36.7 acres	37 bu.

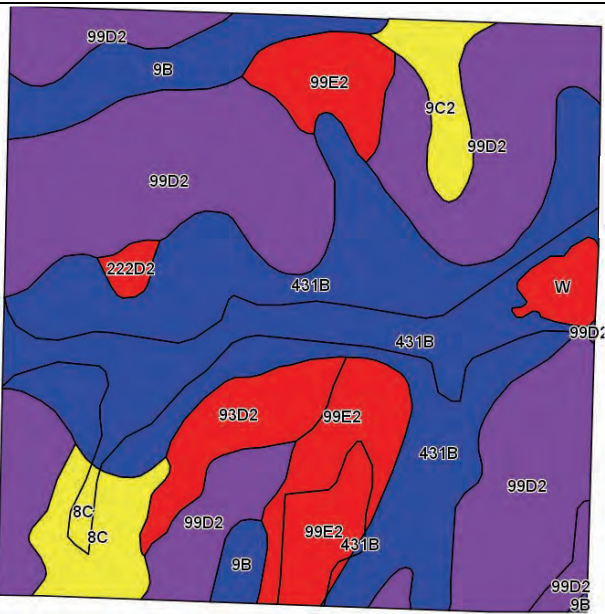
PROPERTY DESCRIPTION:
159.72 Gross Acres per Shelby County Assessor's Office. 137.5 acres tillable per the Shelby County Farm Service Agency. The tillable land lays in two nice sized fields. 1/2 mile of frontage on Woodland Road and nearly 1/2 mile frontage on 400th Street. Investigate the potential in increasing the tillable acres. This property is located in part of Section 18, Township 78 North, Range 37 West (Clay Township) Shelby County. An old windmill and well are located on the property.

2011 Real Estate Taxes - \$3,836.00

TERMS & CONDITIONS

PROCEDURE: The property is being offered in 1 Tract for a total of 159.72 acres according to Shelby County Assessor's Office.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
APPROVAL OF BID PRICE: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final auction bid is subject to acceptance or rejection by the Seller.
DEED/EVIDENCE OF TITLE: Owner agrees to execute and deliver to the Buyer a Warranty Deed and to furnish an abstract extended to a date after the purchase agreement. Owner will also provide on an informational basis a schedule of existing title exceptions prior to the auction. Buyer will be responsible for the cost of any title opinion, title guaranty and/ or title insurance. The deed and any title insurance will be subject to all easements and other matters of record.
POSSESSION: Possession will be at closing.
REAL ESTATE TAXES: Seller to pay property taxes payable in September 2013 and all prior taxes. Last annual taxes due totaled \$3,836.00. Buyer to assume taxes payable in March 2014 and thereafter.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions, county assessor records and/or aerial photos.
SURVEY: Property selling in one tract. Existing legal description will be used.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
EASEMENTS: Subject to any and all existing easements.
REIMBURSEMENT: Buyer to reimburse for tillage work and fertilizer applied for 2013 crop year. Check with representative for details on reimbursement.
AGENCY: The Lund Company, as Broker, and Schrader Real Estate and Auction Company, Inc., as Auctioneer, and their representatives, are representing only the Seller.
DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller, Broker, or Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the Seller, Broker, or Auction Company. Conduct for the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer in the conduct of the auction are final.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

SOIL MAP



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-ir Class	CSR*	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately eroded	61.4	40.1%	IIIe	56	8.8	5.4	159	3.2	64	5.3	43		
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	48.8	31.8%	IIw	83	11.2	6.1	195	3.6	78	6	53		
99E2	Exira silty clay loam, 14 to 18 percent slopes, moderately eroded	14.8	9.7%	IVe	46	1.6	4.7	145	2.8	58	4.6	39		
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.9	5.8%	IIe	83	10.5	6.2	195	3.5	78	6	53		
8C	Judson silty clay loam, 5 to 9 percent slopes	6.1	4.0%	IIIe	68	10.8	5.9	175	3.5	70	5.8	47		
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	6	3.9%	IIIe	45	6.1	4.7	144	2.8	58	4.6	39		
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	3.9	2.6%	IIIe	66	9.9	5.8	172	3.4	69	5.7	46		
W	Water	2.2	1.5%		0									
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1	0.6%	IVe	10	3.6	1.9	97	1.6	39	2.6	26		
Weighted Average							64.4	8.9	5.5	168.8	3.2	67.7	5.4	45.7

Note: ALL soils information on this page is dated 1/21/2012
 *CSR ratings will be available for a limited time to aid in the transition to CSR2.