

IOWA LAND AUCTION

NORTHWEST OF POCAHONTAS, IA
POCAHONTAS COUNTY

116± acres

Offered in 1 Tract



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

MARCH 2013

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Real Estate and Auction Company, Inc.
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112± Cropland Acres
74.9 CSR Rating
One Large Contiguous Field
Great Investment Opportunity

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THURSDAY, MARCH 21ST 10AM

Held at Laurens Golf and Country Club - Laurens, IA

IMMEDIATE
POSSESSION
AVAILABLE

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116[±] acres

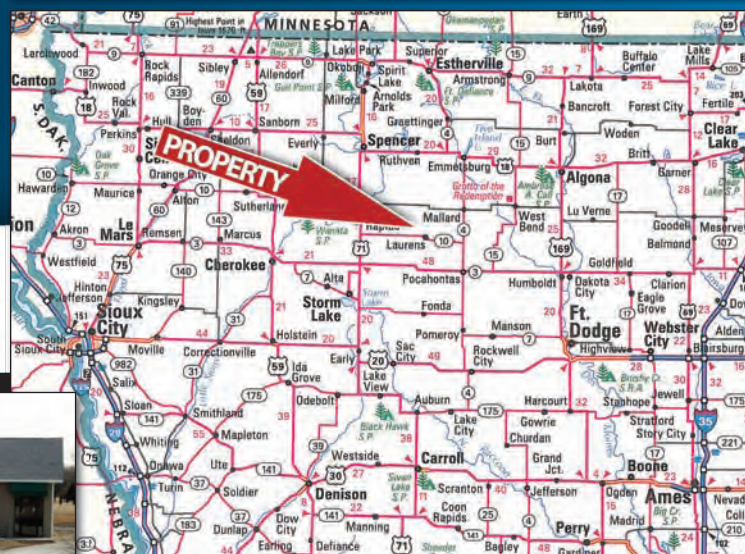
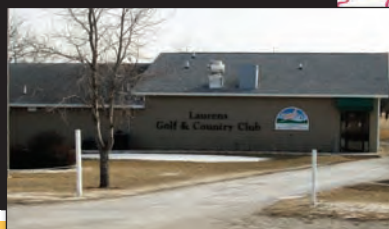
IOWA LAND AUCTION

POCAHONTAS, IOWA - POCAHONTAS CO.

THURSDAY, MARCH 21ST - 10AM
Held at Laurens Golf and Country Club - Laurens, IA

AUCTION SITE:

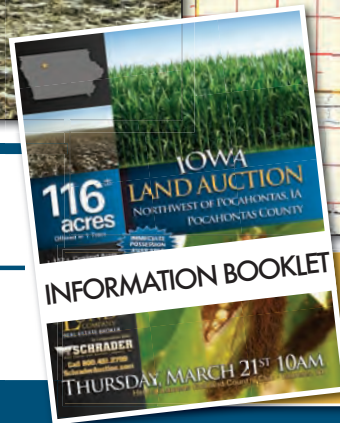
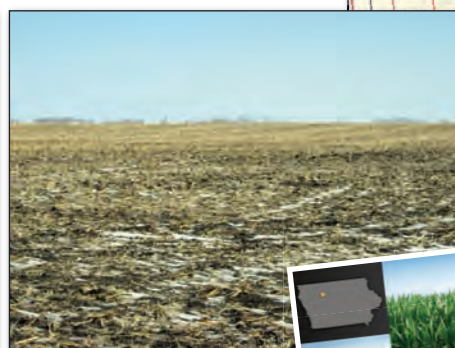
Laurens Golf and Country Club. 12582 Highway 10, Laurens, IA. Just west of Laurens on Highway 10 approximately ¼ mile to auction site on south side of road.



INSPECTION DATE:
Tuesday, March 5
9:00AM - 11:00AM
Meet a representative on site for more information.

PROPERTY LOCATION

West out of Laurens on Iowa Highway 10 (eventually joins with 440th Street) 2 miles to 110th Avenue. North (right) on 110th Avenue 1 ½ miles to property on East side of road.



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.

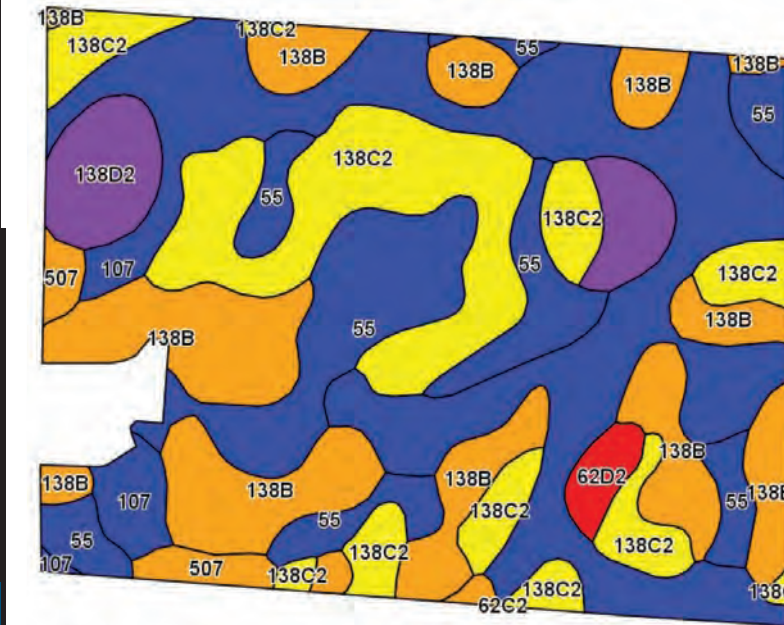
EXCELLENT OPPORTUNITY TO PURCHASE QUALITY NORTHWEST IOWA FARMLAND



FSA INFORMATION			
	FARM #5885	FARMLAND 120 ACRES	CROPLAND 112.3 ACRES
Crop	Base	Direct Yield	C/C Yield
Corn	54.7 acres	127 bu.	149 bu.
Soybeans	55.0 acres	40 bu.	48 bu.

PROPERTY DESCRIPTION:

116.83 Gross Acres per Pocahontas County Assessor's Office. According to Pocahontas County Farm Service Agency 112.3 acres are tillable. This farm offers productive soils (74.9 CSR), one large contiguous field with 110th Avenue frontage along the West side of the farm providing easy access to Highway 10. This tract is located in Part of Section 17, Township 93 North, Range 34 West (Swan Lake Township) Pocahontas County. **2011 Real Estate Taxes - \$3,116.00 per year.**



Terms & Conditions

PROCEDURE: The property is being offered in 1 Tract for a total of 116.83 acres according to Pocahontas 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 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 \$3,116.00. 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-Irr Class	CSR*	Corn	Oats	Soybeans	
107	Webster clay loam, 0 to 2 percent slopes	34	30.2%	III	III	81	197	97	44	
138B	Clarion loam, 2 to 9 percent slopes	25.9	23.1%	III	III	78	193	97	43	
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	23.6	21.0%	III	III	62	172	90	41	
55	Nicollet clay loam, 1 to 3 percent slopes	18.9	16.8%	I	I	86	204	104	48	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.2	5.5%	III	III	53	160	84	38	
507	Canisteo clay loam, 0 to 2 percent slopes	2.3	2.0%	III	III	76	191	96	44	
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	1.4	1.3%	IV	IV	40	142	76	35	
Weighted Average							74.9	188.9	95.6	43.3

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.