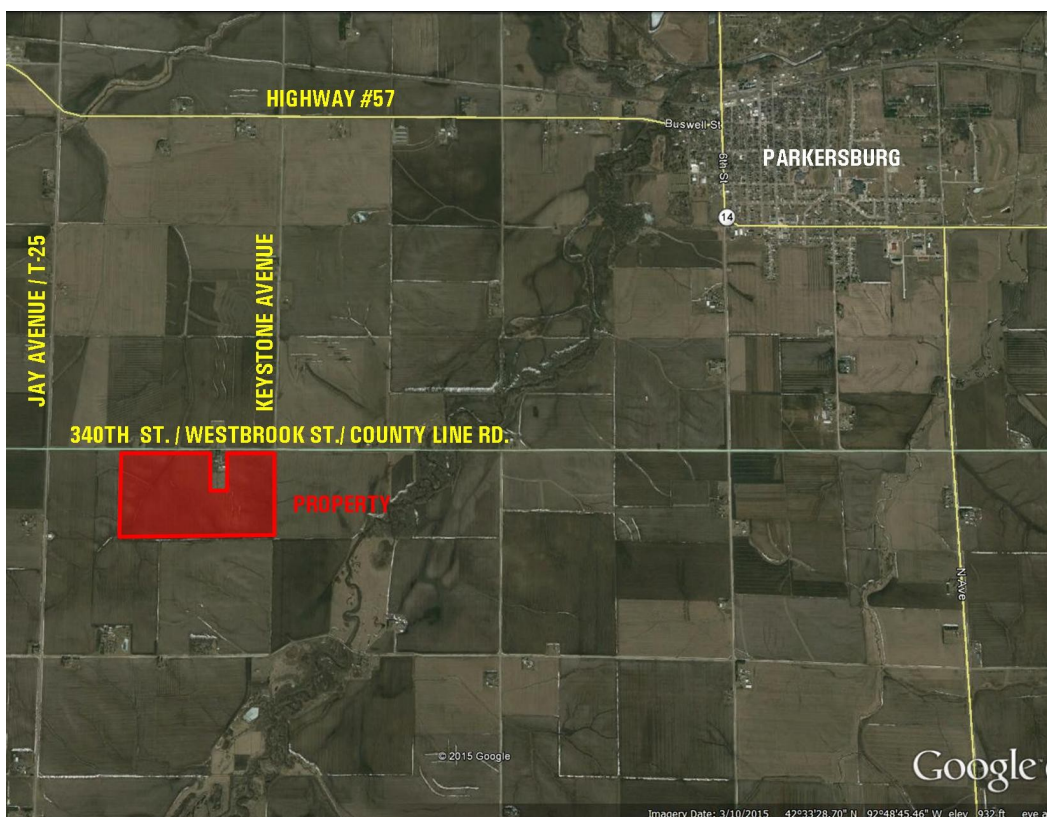
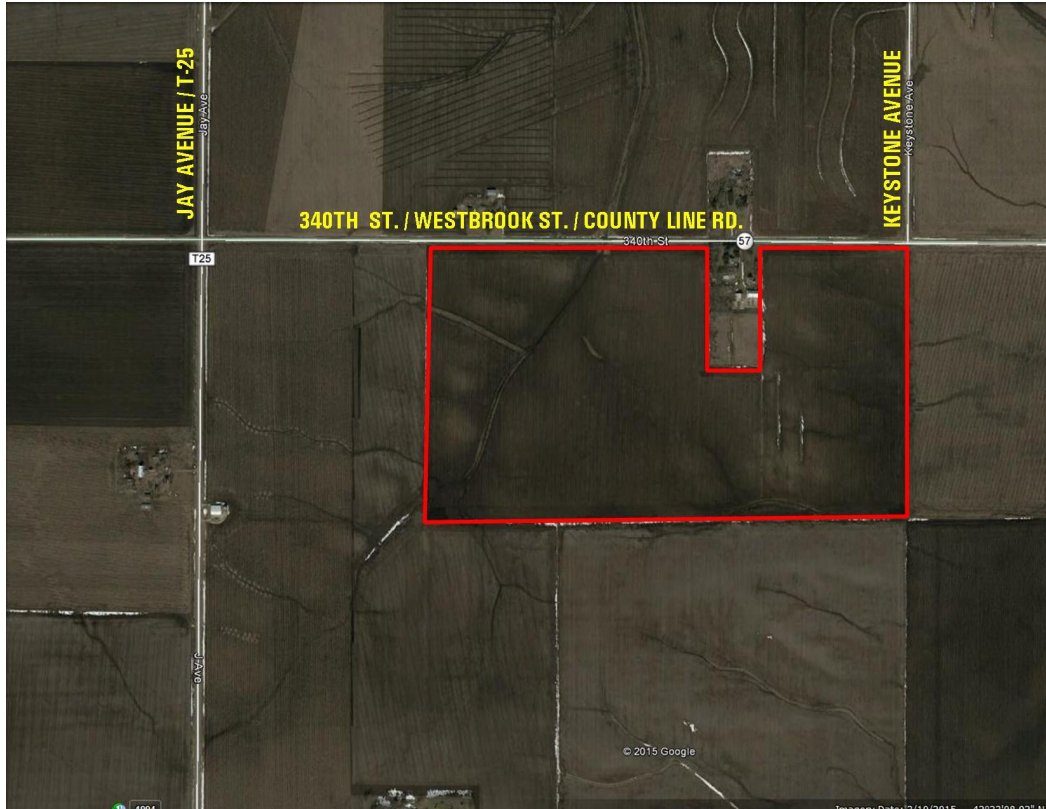


LAND AUCTION



160 ACRES M/L GRUNDY COUNTY, IOWA



JEFFREY T. OBRECHT

C: 515-689-1648

O: 641-648-5065

JObrecht@PeoplesCompany.com

Iowa Falls, IA



LISTING #13208

160 Acres M/L

Friday, March 11, 2016

1:00 PM

Grundy Center Community Center

705 F Avenue

Grundy Center, Iowa

DESCRIPTION:

160 acres m/l to be sold at auction on Friday, March 11, 2016, at 1:00 PM. This property consists of 160 acres m/l, of which there are 158.17 taxable acres and 160.11 cropland acres. This property has an average CSR2 of 87.4, CSR1 of 81.9, with the county average CSR1 being 84.7.

DIRECTIONS:

From Parkersburg, go west on Highway #57 to T-25/Jay Avenue, then go south on T-25 to 340th Street/Westbrook Street, then go east 1/3 mile. Farm is located on the south side of 340th Street/Westbrook Street. Or from Grundy Center, Iowa, go north on State Highway #14 to County Blacktop D-17, then east on D-17 to T-25, then north on T-25 to Westbrook Street, then 1/3 mile east on Westbrook Street. Farm is on the south side of Westbrook Street. Please watch for signs.

LEGAL DESCRIPTION:

The Northeast Fractional Quarter (NE Fr. 1/4), Except a 4.88 acre Tract and Except Parcel 419-A; East 14 acres of the North One-Half of the Northwest Fractional Quarter (E. 14A. N1/2 NW Fr. 1/4); East Thirty (30) acres of the Southeast Quarter of the Northwest Fractional Quarter (E. 30A. SE1/4 NW Fr. 1/4), all in Section Three (3), Township Eighty-nine (89) North, Range Seventeen (17), West of the 5th P.M., Grundy County, Iowa. Please refer to abstract for exact legal.

FARM PROGRAM INFORMATION:

Cropland: 160.11 acres

Corn Base: 117.68 acres PLC Yield: 173

Bean Base: 39.22 acres PLC Yield: 53
ARC-County

This farm is classified as NHEL with no Wetlands determination complete at this time.

FARM LEASE: The farm is open for the 2016 crop season.

IMPROVEMENTS:

None.

TAXES:

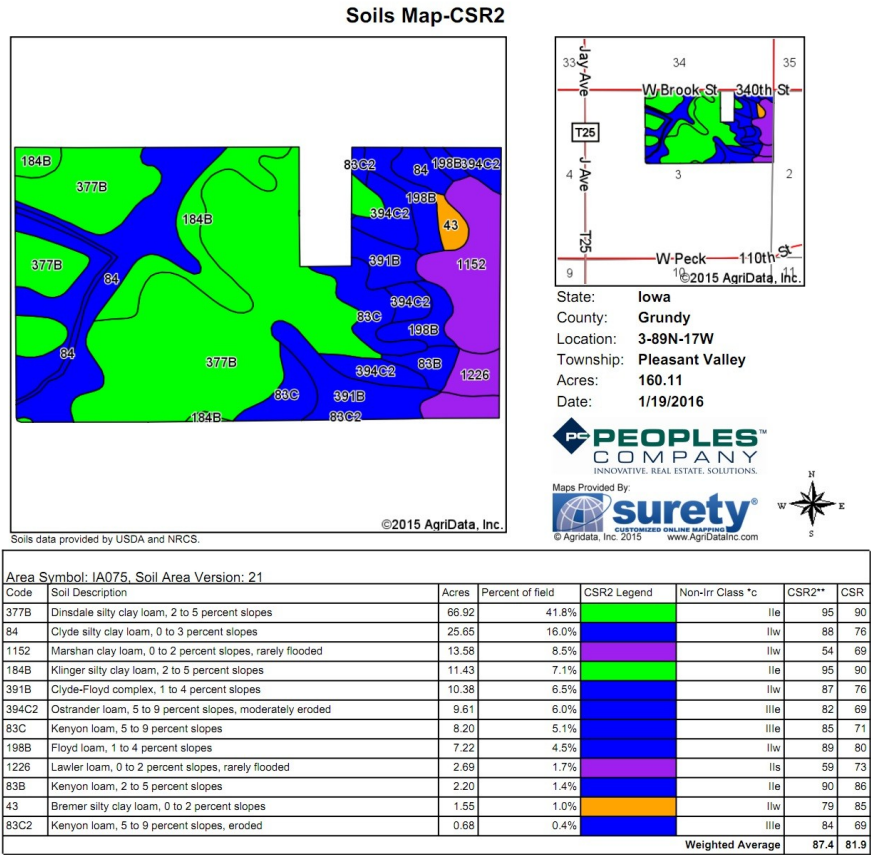
\$3878/year or \$24.51/taxable acre

*Property taxes will be prorated to date of closing.

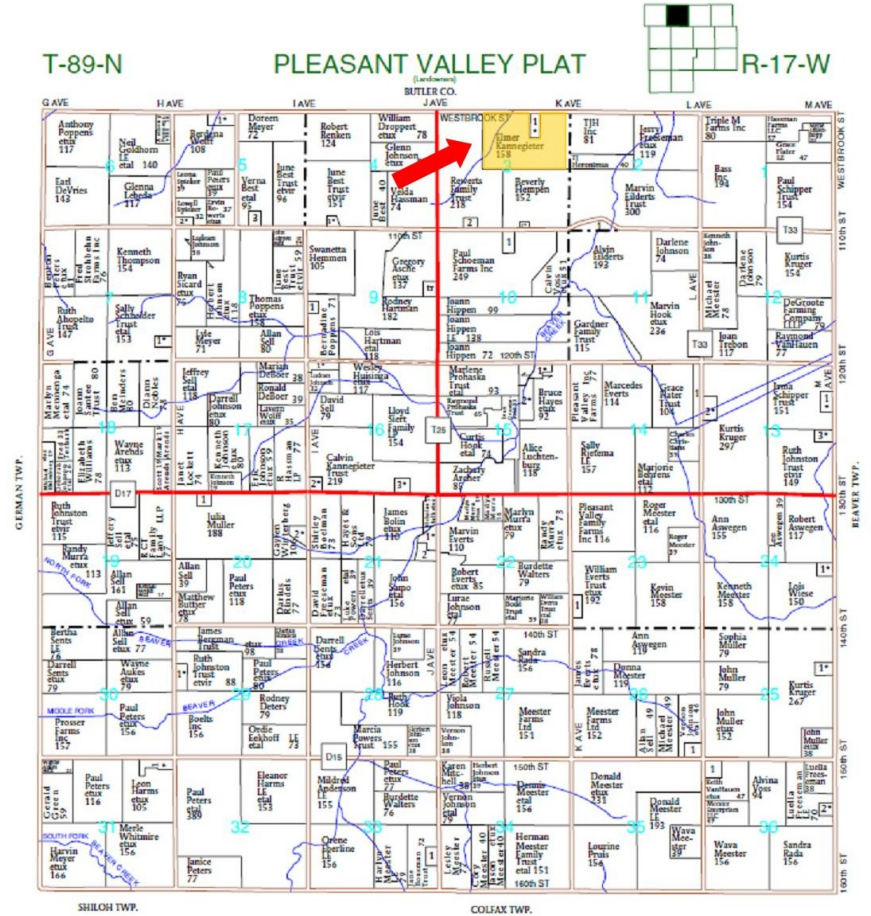
LAND AUCTION



160A M/L ~ CSR2: 87.4



PLEASANT VALLEY TOWNSHIP PLAT MAP



LISTING #13208

SALE METHOD: This property will be offered as one individual tract and will be sold as 160 acres m/l.

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

POSSESSION: Possession will be granted at closing, on or about May 1, 2016.

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 Peoples Company or named attorney's trust account.

CONTRACT & TITLE: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company 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 May 1, 2016. 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: Amy Swanson

SELLER: Elmer Kannegieter 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 Auctioneer or Seller.

All announcements made day of sale take precedent over previously provided information.

All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.

Peoples Company 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.

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For more information look up listing #13208 on our website.

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