

LAND AUCTION

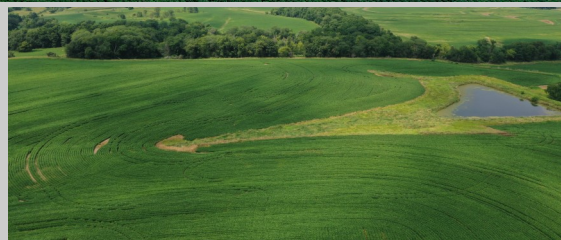
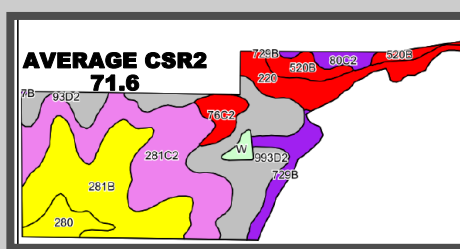
Saturday, September 18, 2021 at 10:00 am

Auction Location: Greiner Auction Building, 414 S Oak St, Richland, IA

Directions to farm: From Highway 1 & 78 between Richland and Brighton turn south on Birch Ave. Continue 1 mile. Turn east and continue for 0.4 miles. Tracts will be on the north side of the road. Watch for auction signs.

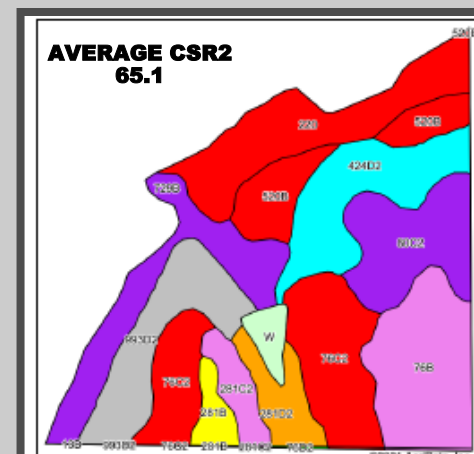
Tract 1 - 87.1 acres

This Washington County farm is 87.1 surveyed acres and consists of 66.31 acres cropland. This farm has 6 acres currently enrolled in CRP with an annual CRP income of \$1,821. The balance of the ground consists of timber, a pond, and a homestead site with a machine shed and barn. The machine shed is 54' x 90'. Average CSR2 is 71.6.



Tract 2 - 52.97 acres

This Washington County farm is 52.97 surveyed acres and consists of 41.98 acres cropland. This farm has 2.59 acres currently enrolled in CRP with an annual CRP income of \$756.10. The balance of the ground consists of timber and a pond. Average CSR2 is 65.1.



For soil types view www.greinerrealestate.com

FSA Information

Information includes both tracts. To be split by FSA office.

Farm: 202
Tract: #327
Farmland: 136.81 acres

Total CRP acres (includes both tracts): 8.59 acres
Total CRP payment (includes both tracts): \$2,586.52
4.41 ac expire in 2027, 0.94 ac expire in 2030, and 3.24 ac expire in 2025. For details view website.

Total Base Acres: 89.2 ac
Corn Base Acres: 53.2 ac PLC Yield: 133
Soybean Base Acres: 36.0 ac PLC Yield: 44

For additional pictures and aerial footage view www.greinerrealestate.com.

-TERMS & CONDITIONS-

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier will be the surveyed acres.
- DEPOSIT: 10% of the final bid price will be paid on the day of the sale. Balance due at closing upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer NO contingencies for financing or any alterations to the agreement. Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before October 25, 2021.
- POSSESSION: At closing/subject to Iowa's tenants rights. After crops are harvested, buyer will be allowed to apply fertilizer. Buyer will be given farming rights for the 2022 crop season.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. CSR values are derived from Surety Maps and may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all applicable zoning laws. Greiner Real Estate & Auction is an agent for the seller. The buyer shall be responsible for installing his/her own entrances if needed or desired.

Additional Provisions:

-If future site clean-up is required it shall be at the expense of the buyer.

Roy Rogers Estate, Owner
Tim Kuiken, Attorney - Myron Greiner, Broker



Additional Information and pictures found at www.greinerrealestate.com



Auctioneers: Myron Greiner, Broker, 641-919-4522
Mike Goehring