

FARM AUCTION

Land Auction: 111.2 Acres ± Pottawattamie County, Iowa
Friday, February 10, 2017 • 10:30 A.M.

Auction Location: American Legion Hall 227 Antique City Dr. Walnut, IA

LOCATION: The property is located at the Interstate 80 interchange with Antique City Dr. (county highway M47) south of I-80 and west of Antique City Dr. Abbreviated Legal: NW ¼ of the SW ¼ south of I-80, SW ¼ of the SW ¼, and E ½ SW ¼ South of I-80, All in Section 4 of Layton Twp. Pott.Co, IA

DESCRIPTION: This 111.2-acre property features quality terraced upland soils with paved road access and quick access to I-80. The cropland carries an Average CSR2 of 76.4. Real Estate taxes \$3,732.000

FSA INFORMATION: Farm #450 tract # 2213, Effective DCP Cropland 106.40. Enrolled in ARC

COUNTY PROGRAM:	Crop Name Base	Acres	PLC Yield
	Corn	53.1	189
	Soybeans	52.6	45
	Total	105.7	

AGENCY: Thien Farm Management, Inc. is the agent for the sellers. David Thien, Broker. All bidders will be treated as customers of Thien Farm Management, Inc.

APPROVAL OF BIDS: Final Sale is subject to the Seller's approval or rejection.

MINERAL: All mineral rights owned by Seller, if any, will be conveyed to the Buyer(s).

CONDITIONS: The sale is subject to all easements, covenants, leases, and restrictions of record. All property is being sold on a "As is-Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, Seller, or Seller's Agent. All inspections are the responsibility of the Buyer(s) and at the Buyer(s) expense.

POSSESSION: Landlord's Possession will be granted on the cropland at closing subject to the terms and conditions of the 2017 Cash Rent Lease. Buyer to receive 100% of the 2017 cash rent.

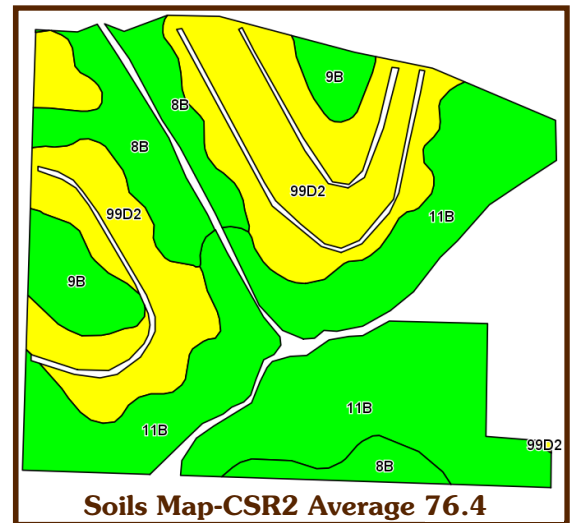
EARNEST PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest money may be made in the form of a check or cash. The earnest funds will be held in the Thien Farm Management, Inc. RE Trust Account. Your bidding and this sale is not subject to Buyer financing, so Buyer financing must be arranged prior to the auction.

CONTRACT AND TITLE: Directly upon the conclusion of the auction the high bidder(s) will enter into a real estate contract and deposit with Thien Farm Management, Inc. the required earnest payment. The Seller will provide a current abstract at their expense for review and opinion by the Buyer's attorney. Should title insurance be required by the Buyer it will be at the expense of the Buyer. Final sale is subject to the approval of the Seller(s).

CLOSING: The proposed closing date is on or before March 10th, 2017. The balance of the purchase price will be due and payable at closing in certified funds or wire transfer. Real estate taxes will be prorated through the date of closing.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer, Seller(s), or Seller's Agent, makes no guarantees as to its accuracy. All prospective buyers are responsible for conducting their own independent inspections, investigations, inquiries, and due diligence concerning the property. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made the day of the auction will take precedence over any other printed material or oral statements. Absentee or telephone bids will not be accepted without prior approval of the Seller's Agent or Auctioneer. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. All decisions of the Auctioneer and/or Seller's Agent are final.

ORDER OF AUCTION: The purchase price will be the bid times 111.2 acres.



Sellers: JoAnne Sweeney, Jean Leslie Kuhn, Judith Willoughby and the Estate of James R. Leslie

Seller's Agent:



THIEN
FARM MANAGEMENT

THIEN FARM MANAGEMENT, INC.

For More Information, Contact: Adam Thien AFM
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Auctioneers:

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Spencer**

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