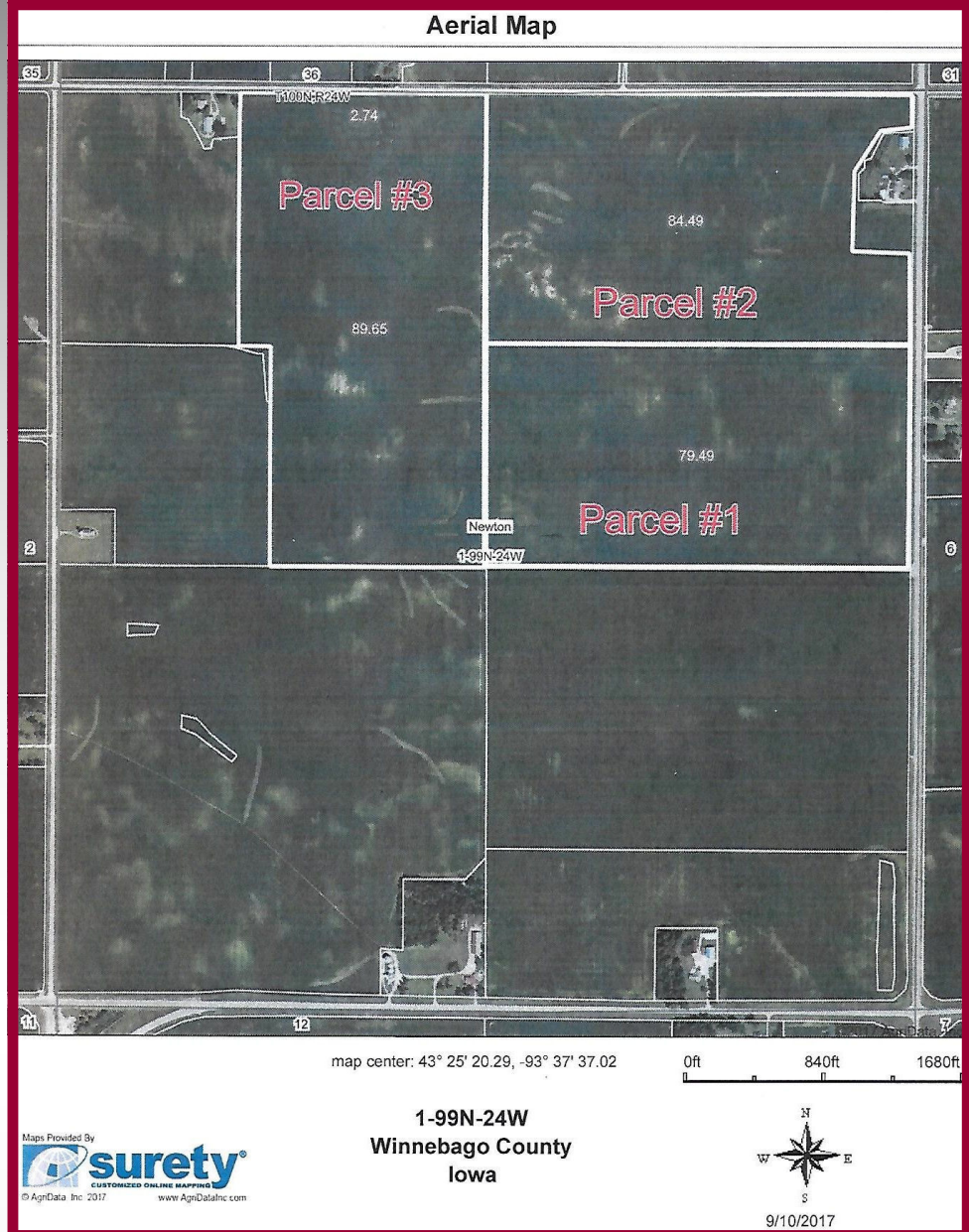
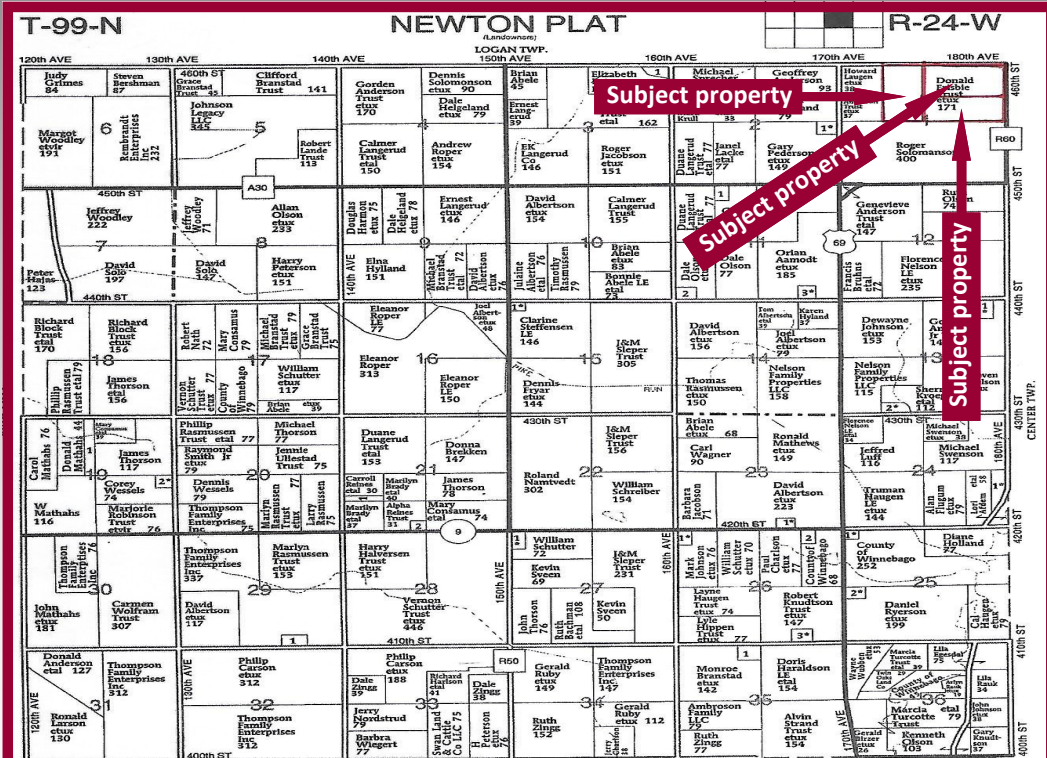


260.23 Acres +/- Newton Township, Winnebago County, Iowa

# BARE FARMLAND AUCTION

Wednesday November 8, 2017 @ 10:30 A.M.

SALE LOCATION: Auction will be held at Leland Iowa Community Building, 316 Walnut St. in Leland Iowa  
Watch for Auction signs Sale Day



### AUCTION SALE TERMS

The farms will be offered as 3 parcels via our Multi-Parcel bidding system. All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement/Contract for the Real Estate & shall make a **20% NON-Refundable** earnest money down payment the day of the auction. The sale will **NOT** be contingent upon any Buyer(s) financing. The unpaid balance shall be due & payable in full on or before Dec. 15, 2017 when clear title & possession will be passed by Warranty Deed. Buyers will be granted access to the farmland to do fall field work prior to the closing. Possession of the Grain Bins will not be granted until April 1, 2018. The Buyer(s) shall pay all real estate taxes that are due & payable in 2018 & thereafter. Property being sold **"AS IS"**. Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to IA statutes. Buyer(s) are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

### AUCTIONEERS NOTE

This is a great opportunity if you are looking for farmland to add to your operations or investment portfolio. They are good farms that provide great potential & are located near US Hwy 69. We are very honored to have been asked to represent the Solomonson & Frisbie families with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill & other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. The buyers shall make themselves familiar with the property & verify all information & data for themselves. The auctioneers & the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction The auction begins at 10:30 AM sharp, so don't be late.

## Corn Suitability Rating 2

**Parcel #1-80.9 Parcel #2-74.3 Parcel #3-75.3**

**Parcel # 1:** S½ of the NE¼, 1-99-24 Winnebago Co Iowa, containing 80 acres more or less

**Parcel # 2:** N½ of the NE¼ (excepting 4.88 acres +/-) 1-99-24 Winnebago Co Iowa, containing 86.12 acres more or less

**Parcel # 3:** E½ NW¼ and East 7.66 Acres of NW¼, 1-99-24 Winnebago Co Iowa, containing 94.11 acres more or less

## OWNERS

Roger Solomonson, Don & Mary Frisbie

### Auctioneers

Doug Wedel 507-236-4255 MN Lic #46-52

Dan Pike 507-841 0965

Allen, Kevin & Ryan Kahler 507-920-8060

Dustyn Hartung & Dylan Kallemeyn

Additional Info - Go to our Web site  
[www.auctioneeralley.com](http://www.auctioneeralley.com)

& check the information brochure under the Solomonson/Frisbie Land Auction or call Doug Wedel 507-236-4255 or 238-4318

Doug Wedel of **Auctioneer**

507.238.4318

923 N State St. Suite 170  
Fairmont, MN 56031

### Attorney for Sellers

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