

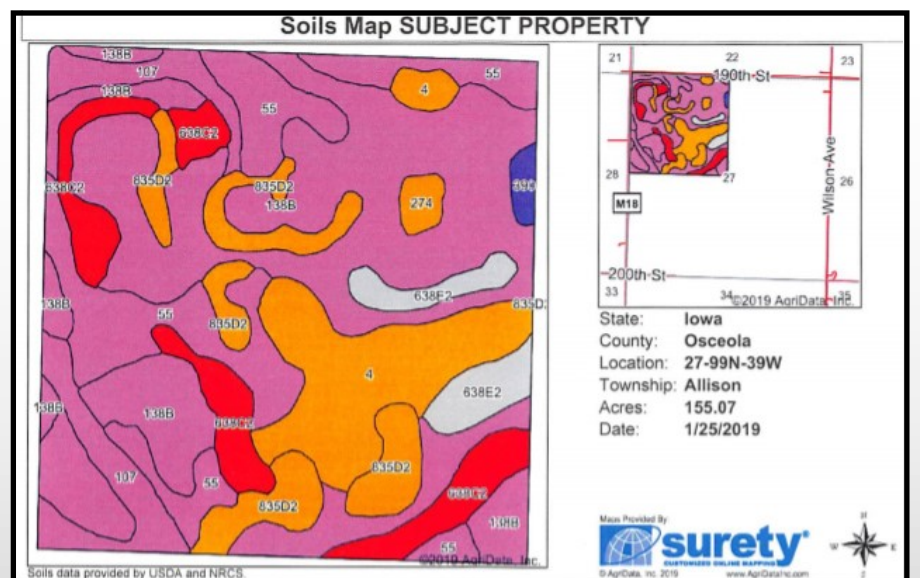
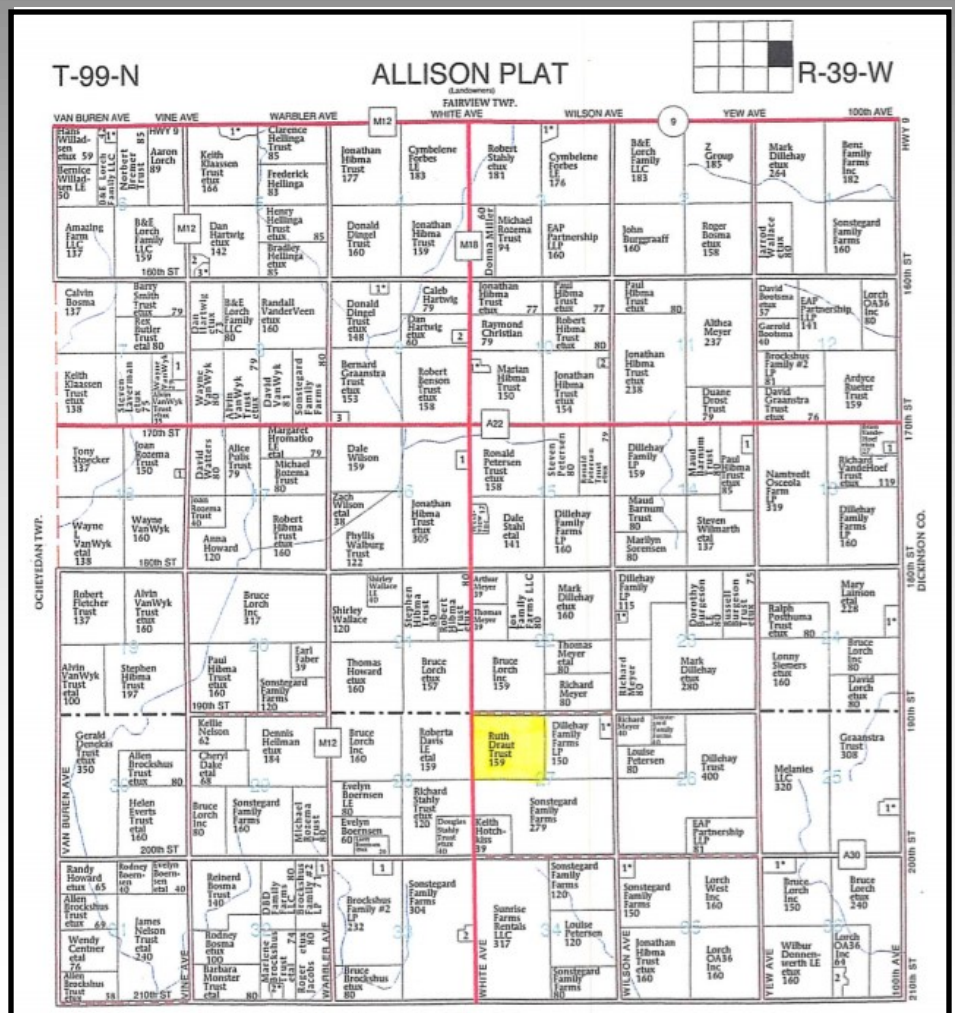
160 Acres +/- Section 27 Allison Township, Osceola County, Iowa

BARE FARMLAND AUCTION

Thursday, March 14, 2019 @ 10:30 A.M.

In case of VERY inclement weather—blizzards, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: The auction will be held at the Ocheyedan Town Hall located at 869 Main Street in Ocheyedan, IA. Watch for auction signs on day of the sale.



Area Symbol: IA143, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2*	CSR	*n NCCPI Soybeans	
138B	Clarion loam, 2 to 6 percent slopes	54.20	35.0%		IIIe	89	73	83	
55	Nicollet clay loam, 1 to 3 percent slopes	28.60	18.4%		IW	89	73	78	
4	Knocke silty clay loam, 0 to 1 percent slopes	18.43	11.9%		IIIw	56	41	75	
107	Webster clay loam, 0 to 2 percent slopes	16.36	10.6%		IIW	86	70	80	
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	14.41	9.3%		IIIe	75	52	65	
635D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	14.38	9.3%		Ive	53	35	61	
638E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	6.13	4.0%		Ive	36	18	50	
274	Rolle silt loam, 0 to 1 percent slopes	1.44	0.9%		IIIw	57	39	73	
390	Waldorf silty clay loam, 0 to 2 percent slopes	1.12	0.7%		IIw	69	59	67	
Weighted Average								77.6 60.8	*n 75.6

PROPERTY LOCATION

From the Junction of State Highway 9 and White Ave/County Road M18, go 4 miles south. Farm is located southeast of the intersection.

PROPERTY LEGAL DESCRIPTION

The Northwest Quarter Section 27-99-39 containing 160 acres more or less.

PROPERTY INFORMATION

Crop Suitability Rating 77.6

AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement/Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before April 25, 2019 when clear title & possession will be passed by Trustee's Deed. The Buyer shall pay all real estate taxes that are due and payable in 2019 and thereafter. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The sellers do not warrant 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 MN statutes. The buyer is responsible for all inspections of the property prior to the 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 and staff represent the seller in this transaction.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Ruth Draut Estate 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 farm land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp so don't be late. Respectfully, Doug Wedel of Auctioneer Alley

For Additional Information & Personal Inspection

Go to our website at www.auctioneeralley.com. The information brochure and auction sale bill are listed under "Upcoming Auctions". or call Doug Wedel at 507-236-4255 / 507-238-4318

OWNER

Ruth Draut Revocable Trust

Auctioneers

Doug Wedel (507-236-4255)
Allen, Kevin, & Ryan Kahler
Dan Pike, Scott Christopher,
Dustyn Hartung, & Dylan Kallemeyn



105 S. State St,
Fairmont, MN 56031

Attorney for the Seller

Kim Shaffer; Attorney
Brandon Edmundson, Attorney
Krahmer, Shaffer & Edmundson,
LTD.