

LAND AUCTION

83 +/- Acres ■ Hardin County, IA
Wednesday, September 26, 2018 ■ 10:30 a.m.
Highland Golf Club ■ 225 Park Ave. ■ Iowa Falls, IA



LAND LOCATION:

From the east edge of Iowa Falls, IA, go east on Hwy Co. Road D-15 approx. five miles to R Avenue, then south approx. 1 mile. Please watch for auction signs.

LEGAL:

Fractional NW1/4SW1/4 and SE1/4SW1/4 of Section Nineteen (19), Township Eighty-nine (89), North Range Ninetien (19) West of Fifth PM.

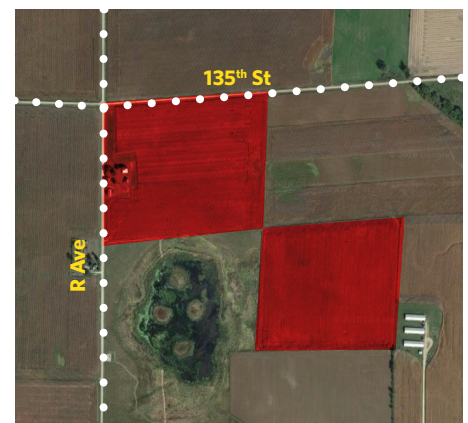
OWNER:

Alan & Ann Ghoske

FARMLAND:

Consists of 83 acres M/L

Gross Acres	83 +/-
Taxable Acres	82.65 +/-
Tillable Acres	79.9 +/-
Average CSR	85.1 +/-
PLC Corn Yield	150 +/-
Corn Base	76.9 +/-
Est. Taxes	\$2,270 +/-



**PLEASE SEE REVERSE SIDE
FOR MORE INFORMATION.**



Damon Adams
Auctioneer
515-689-5984
www.iowaLandAuctioneers.com



Mike Nissly, Broker
Nissly & Nissly, Inc.
Office: 641-648-4285
Cell: 515-689-3412
www.NisslyandNissly.com

83 +/- Acres • Hardin County, IA • Wednesday, September 26, 2018 • 10:30 a.m.
Highland Golf Club • 225 Park Ave. • Iowa Falls, IA

AUCTION METHOD:

The Farmland will be offered as one tract, including 83.4 acres M/L, taking the highest bid price times 83.4.

All bids are open until the Auctioneer announces the property is sold or that bidding has closed.

Bid increments are at the sole discretion of the Auctioneer.

CONDITIONS:

Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

MINERALS:

All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

REGISTRATION:

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day.

The auction may be broadcast live via the internet and available to online bidders. Online bidders must register prior to 9:00 am (CST) the day of the auction, by visiting the website below. There is no charge to register or bid online, however, any purchase made online will be subject to an administration fee equal to 0.25% of the purchase price, due on auction day.

TERMS & POSSESSION:

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing. Closing, possession and final settlement will occur on or before December 31, 2018, requiring full settlement of the purchase via certified check or bank wire transfer.

2019 Lease Cancelled.

REAL ESTATE TAXES:

Taxes will be prorated to date of closing.

CONTRACT & TITLE:

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense.

SURVEY:

At the Seller's option, the Seller may provide a new survey when there is not an existing legal or where new boundaries are created. The Seller and Buyer will each pay 50% of the survey cost.

SELLER:

Alan & Ann Ghoske

BROKER/AGENCY:

Nissly & Nissly, Inc. and its representatives are agents of the Seller.

AUCTIONEER:

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.

DAMON ADAMS, AUCTIONEER • WWW.IOWALANDAUCTIONEERS.COM

MIKE NISSLY, BROKER • NISSLY & NISSLY, INC. • 641-648-4285 • WWW.NISSLYANDNISSLY.COM