

# AUCTION

## 440 Acres of Worth County Farmland

Lavonne Flatness Estate  
 207 14th St. N. • Northwood, Iowa  
 Viafield Board Room

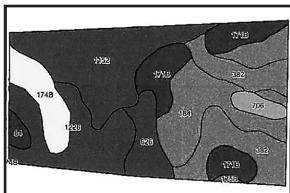
Tuesday, Oct. 2, 2018 • 10 a.m.

### Parcel 1 Sec. 25 Farm Location 3 miles East of Northwood North side of road

Gross Acres 80.9, Tillable 78.57, Tile Yes, Corn Base 40.19, Corn Yield 161,  
 Bean Base 35.88, Bean Yield 45, CSR2 73.5, Taxes 1560

Soil Name	Acres	CSR2
Marshan Clay Loam	18.00	54
Klinger Silty Clay	14.39	95
Maxfield Silty Clay	13.04	94
Lawler Loam	12.59	59
Bassett Loam	10.34	85
Bolan Loam	5.98	63
Hayfield Loam	5.17	53
Cerlin Silt Loam	1.98	72
Clyde Silty Clay Loam	1.20	88
Dickinson Fine Sandy	0.30	50

Parcel 1 The South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty-five (25), in Township One Hundred (100) North, Range Twenty (20), West of the 5th P.M., Worth County, Iowa and that portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Thirty-six (36) lying North of highway 105.

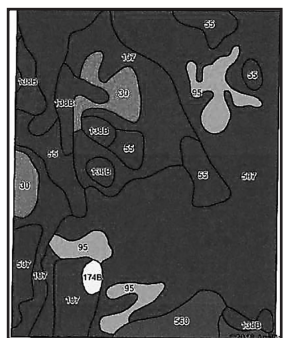


### Parcel 3 Sec. 15 Farm Location From Northwood 2 miles North on Partridge Ave. 1/2 mile East on 490th

Gross Acres 200, Tillable 191.68, Tile Yes, Corn Base 137.3, Corn Yield 161,  
 Bean Base 54.38, Bean Yield 45, CSR2 83.3, Taxes 4710

Soil Name	Acres	CSR2
Canisteo Clay Loam	101.18	84
Webster Clay Loam	36.87	86
Nicollet Clay Loam	17.50	89
Clarion Loam	12.50	89
Harps Clay Loam	12.50	72
Nicollet-Clarion Complex	9.14	91
Talcot Clay Loam	7.06	53
Lawler Loam	1.32	59
Bolan Loam	1.30	63

Parcel 3 The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15) and the South One-half (S $\frac{1}{2}$ ) of the South One-half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Fifteen (15), Township One Hundred (100) North, Range Twenty (20), West of the 5th P.M., Worth County, Iowa

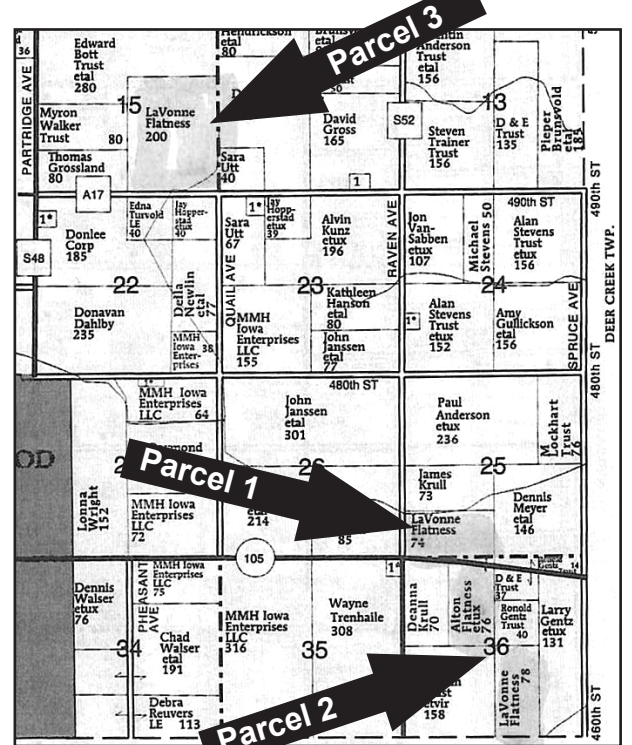
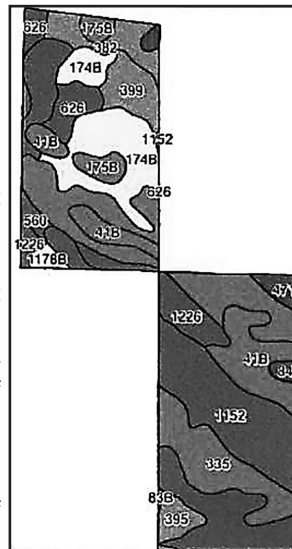


### Parcel 2 Sec. 36 Farm Location 3 miles East of Northwood South side of road

Gross Acres 151.29, Tillable 80.42 - 69.67 - 150.09, Tile Yes, Corn Base 78.75,  
 Corn Yield 161, Bean Base 70.33, Bean Yield 45, CSR2 56.3, Taxes 3510

Soil Name	Acres	CSR2
Marshan Clay Loam	43.26	54
Dickinson Fine Sandy	25.24	50
Bolan Loam	17.17	63
Sparta Loamy Find Sand	15.51	39
Harcot Foam	13.48	37
Lawler Loam	7.96	59
Maxfield	6.15	94
Hayfield	6.11	53
Readyn Loam	5.84	91
Marquis Loam	3.03	96
Oran Loam	2.96	81
Talcot Clay Loam	1.57	53
Wauke	1.31	64
Clyde Silty Clay Loam	1.07	88
Kenyon Loam	0.18	90

Parcel 2 The East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) excepting that parcel lying North of Hwy 105, and the West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirty-six (36), in Township One Hundred (100) North, of Range Twenty (20), West of the 5th P.M., Worth County, Iowa; and also a small triangular tract of land located in the Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Thirty-six (36) which is more particularly described as follows: Commencing at a point on the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) which point is 25 feet West of the Northeast corner of said Southwest Quarter (SW $\frac{1}{4}$ ); thence Southeasterly in a straight line to a point on the East line of said Southwest Quarter (SW $\frac{1}{4}$ ), which point is 20 feet South of said corner; thence North on the East line of said Southwest Quarter (SW $\frac{1}{4}$ ) 20 feet to said Northeast corner; thence West on the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) 25 feet to point of beginning.



**Terms & Conditions:** Deposit: \$50,000 down payment per tract on day of auction. Closing: to be held on or before November 15, 2018, at which time good and marketable title will be conveyed by seller. Closing to be held at law office of attorney John Greve, Northwood, Iowa. Possession: if buyer timely performs all obligations, possession shall be delivered after the 2018 crop has been harvested. Lease: Farm lease has been terminated for 2019. Easement: The sale of this property is subject to any or all easements or assessments of record. Real Estate Taxes: shall be prorated to date of closing. Purchase Agreement: The 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 other alterations to the agreement. Terms: The property is being sold "AS IS, WHERE IS" without warranty or guarantees of any kind. Each potential buyer is encouraged to perform his/her own independent inspections, investigations inquiries and due diligence concerning the described property. Total number of acres is estimated and may or may not represent the actual number of acres. Gross taxes are estimated. Owner reserves the right to accept or reject any or all bids. All information is from sources deemed reliable by Low's Auction Service. However, no guarantee or warranty to its accuracy is given. All statements made day of the auction take precedence over all printed material.

**Auctioneer's Note:** The Flatness Farms will make someone a good opportunity to increase their acres. The Tenant Farmer is one of the best in Worth County, always a true steward of the land always had good weed control and proper fertilization. Rarely does good farmland come for the sale. The Flatness's have owned this land for years and will make you a good addition to your current operation. See you at the auction. Dan

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LOW'S AUCTION SERVICE



Lavonne Flatness Estate



Clerk: Northwood Clerking Service  
 Terms: Cash Nothing removed until settled for.



COL. DAN LOW and ASSOCIATES

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