

Boone and Webster Counties, Iowa

LAND AUCTION



MURRAY WISE
ASSOCIATES LLC

**430+/-
ACRES in 5
tracts**

- **Productive Central Iowa Farmland**
- **Quality Soils**
- **Excellent Yield Potential**
- **Highway 169 Frontage**

WEDNESDAY, FEBRUARY 22ND AT 1:00PM

Held at: Dayton Community Center | 104 First Street NW | Dayton, IA 50530



MURRAY WISE
ASSOCIATES LLC

murraywiseassociates.com
515.532.2878



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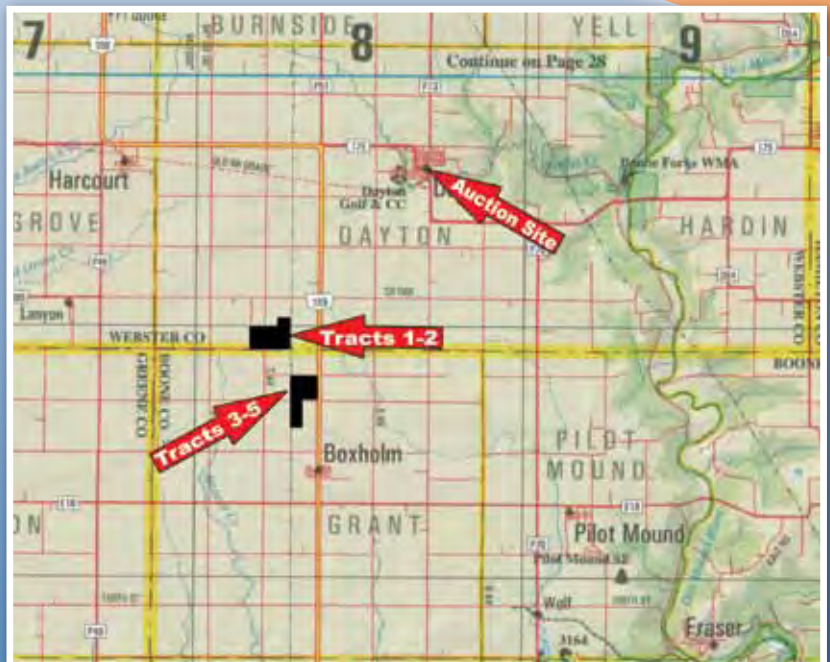
INFORMATION DAY

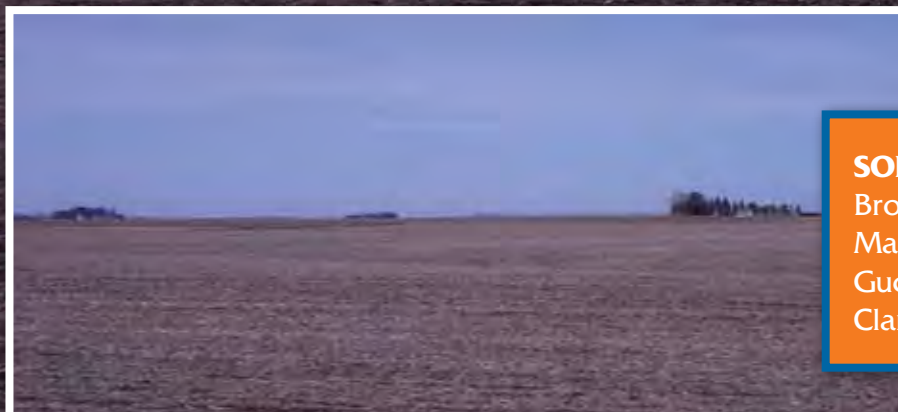
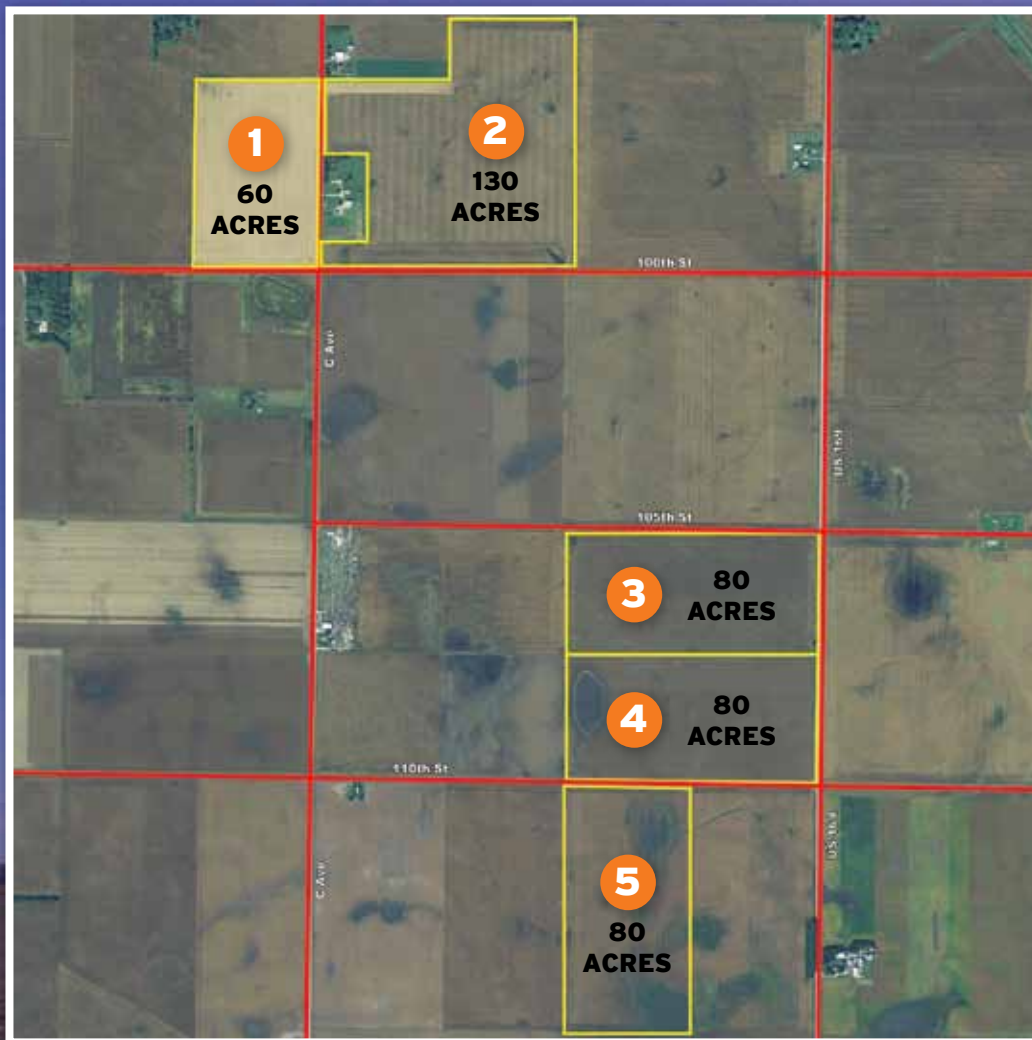
Thursday, February 2nd from 11:00AM to 1:00PM
Location: Dayton Community Center
104 First Street NW | Dayton, IA 50530

TRACT 1: 60+/- Acres, all tillable, 70.4 CSR
TRACT 2: 130+/- Acres, all tillable, 75.2 CSR
TRACT 3: 80+/- Acres, all tillable, 75.9 CSR
TRACT 4: 80+/- Acres, all tillable, 74.6 CSR
TRACT 5: 80+/- Acres, all tillable, 60.5 CSR



22 Miles South of Fort Dodge
20 Miles Northwest of Boone
35 Miles Northwest of Ames





SOILS
Brownton
Marna
Guckeen
Clarion



AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: A non-refundable 10% down payment of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenants, if any.

2012 CROP EXPENSE REIMBURSEMENT: The buyer or buyers shall be responsible for reimbursement of the previous tenant for fall tillage if any based upon Iowa State University average custom farming rates for actual work completed and an itemized accounting of the work shall be provided as well as actual invoices for any lime or fertilizer that was applied to any parcel that is subject to this sale.

ACCEPTANCE OF BID PRICES: All successful bidders will sign an Agreement to Purchase at the auction site immediately following the close of bidding. All final bid prices are subject to approval or rejection by Seller.

CLOSING: Anticipated closing date is 30 days after auction.

TITLE: Seller shall furnish the buyer(s) at Seller's expense an Abstract of Title brought to date or at Seller's option an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

REAL ESTATE TAXES AND ASSESSMENTS: The 2011 calendar year taxes due and payable in 2012 shall be paid by Seller. The 2012 calendar year taxes and all subsequent taxes shall be paid by the Buyer and pro-rated to the date of closing as per the last tax statement.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record.

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. Should the survey indicate a discrepancy between the actual acres and the number of acres advertised, the purchase price shall be adjusted to reflect the actual number of acres.

MINERAL RIGHTS: Sale shall include 100% of the Mineral Rights owned by the Seller, if any.

AGENCY: Murray Wise Associates LLC and Schrader Real Estate and Auction Company, Inc. are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates LLC.

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LAND AUCTION

PRSTD. STD.
U.S. Postage
PAID
Permit No. 746
Champaign, IL



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214 North Main Street
P.O. Box 537
Clarion, Iowa 50525
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