

130 ACRE HUMBOLDT CO. LAND AUCTION

HELD AT RENWICK, IA LIBRARY

THURSDAY MARCH 19, 2020 • 10:30 AM

— Blizzard date March 23, 2020 10:30 AM —

LOCATION OF FARM: South from the Gold Eagle Elevator in Renwick, around the corner on 160th to Xenia, 3/8 South on West side.

LEGAL DESCRIPTION: The South one half of the Northeast quarter (S 1/2 of the NE 1/4) and that part of the East half of the Northwest quarter (E 1/2 NW 1/4) lying South of the drainage ditch all in Section two (2), Township Ninety-two (92) North, Range Twenty-seven (27), West of the 5th P.M., Humboldt County, Iowa.

GENERAL DESCRIPTION: Level to undulating ground laying next to a recently cleaned deep dredge ditch.

FSA INFORMATION: Farm 4527 & 3122 divided off another tract and estimated.

HEL STATUS: Non HEL

WETLAND STATUS: Wetland determination not complete.

FARMLAND: 130

CROPLAND: 128.76

CORN BASE: 69.09

SOYBEAN BASE: 54.1

CSR: CSR2 By Surety 82

CRP CONTRACT: 3.1 acres at 214.72 per acre, \$646.00 annual total, till 9/30/2024.

REAL ESTATE TAXES PAYABLE

2019-20: \$3,936.00 for the year 2019-20. Taxes will be prorated to closing date.

FARM LEASE: There is no lease for the crop year 2020.

DEED RESTRICTIONS: No large livestock confinement buildings or windmill towers.

SALE METHOD: The property will be sold as a 130 acre tract M/L, by the acre. Bidding on the property is open for advancement until the Auctioneer announces that the property is sold and closes the bidding process. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the sellers.

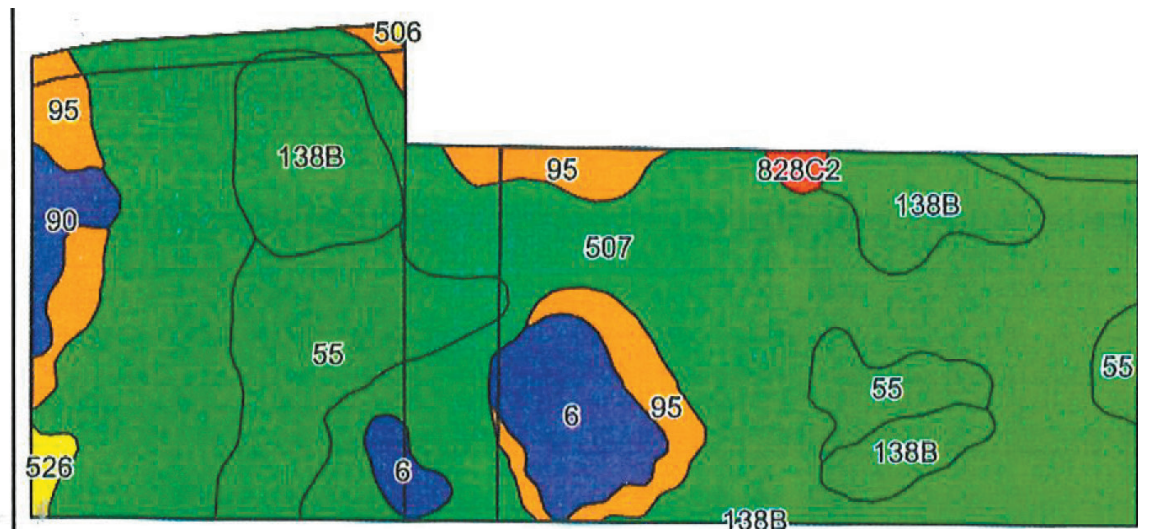
CONDITIONS: The sale is subject to all easements, covenants, leases & restrictions of record. All property is sold "AS-IS-WHERE-IS" basis with no warranties or guarantees, expressed or implied, made by the Auction company or sellers.

TERMS & POSSESSIONS: 10% down payment required day of sale, w/the signing of the Real Estate contract. Successful bidders are purchasing with no financial contingencies and must be prepared for cash settlement of their purchase upon delivery of the deed and an abstract showing merchantable title. Closing will be at the Law office of Richard Bordwell Clarion, IA. Possession of the farm will be time of closing.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusion. Announcements made day of sale will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but they are not guaranteed.

AGENCY: Ryerson Auction & Realty Ltd. And its representatives are Agents of the sellers.

SELLERS: Lane Family Farms, LLC



Area Symbol: IA091. Soil Area Version: 25						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR** CSR
507	Canisteo clay loam, 0 to 2 percent slopes	74.81	58.1%		IIw	84 78
55	Nicollet clay loam, 1 to 3 percent slopes	16.60	12.9%		Iw	89 88
138B	Clarion loam, 2 to 6 percent slopes	15.38	11.9%		Ile	89 80
95	Harps clay loam, 0 to 2 percent slopes	10.33	8.0%		IIw	72 62
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.87	6.1%		IIIw	59 57
90	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	2.32	1.8%		IIIw	56 59
526	Wacousta mucky silty clay loam, depressional, 0 to 1 percent slopes	0.77	0.6%		IIIw	67 73
828C2	Zenon sandy loam, 5 to 9 percent slopes, moderately eroded	0.60	0.5%		IIIe	50 32
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	0.07	0.1%		IIIw	69 74
Weighted Average						82 76.4



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