

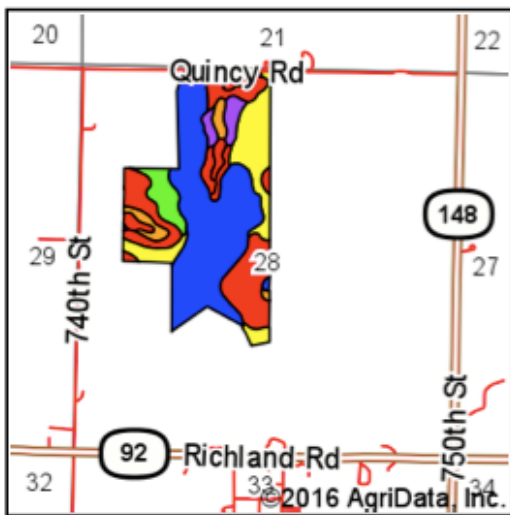
LAND AUCTION

127 Acres of Cass County Land M/L

Sale to be conducted at Massena Livestock Sales
78 Main St, Massena, IA

Thursday, September 22
10:00 a.m.

Farm Location: From HWY 92 & HWY 148 Intersection, 1 mile West on HWY 92, then
½ mile north on 740th St.



CSR: 62.8 CSR2: 67.5
Cropland 106.67
TAXES: Approx. \$3100 Annually
*CSR Figures were obtained from Surety AgriData,
Inc.

Farm Facts

Corn Base	80
Corn Direct Yield	135
Soybean base	4.5
Soybean Direct Yield	38

*Above info is combined w/other
farmland and will be split at a later date*

CRP Acres	34.6 @ \$149/acre
	Expires 2019
CRP Acres	2.7 @ \$229/acre
	Expires 2025

Method of Sale: 127 acres x final highest bid. Successful bidder will pay 10% down on day of auction to be held in escrow by Rasmussen, Nelson, and Wonio Law Firm, attorney and closing agent. Balance will be due when clear title is given at closing, approximately 30 days. Seller reserves the right to refuse any or all bids.

Easements: 1) The northeast corner will have a leach field easement 2) The southwest corner will have the access to the farm ground

Possession: January 1, 2017

Announcements: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer, Attorneys/Closing Agents or Seller makes No Guarantees to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. Property sold AS IS.

ANNOUNCEMENTS ON DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

Tony Stender

Rasmussen, Nelson and Wonio, Attorneys & Closing Agent 712-243-2413
Mark Venteicher, Auctioneer
www.massenalivestock.com