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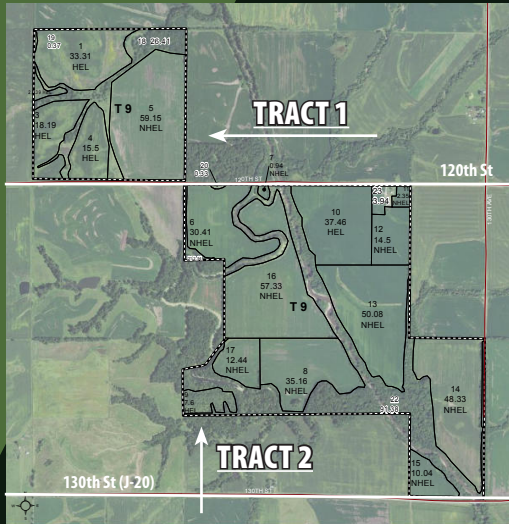
LAND AUCTION

556 ACRES

RINGGOLD COUNTY, IA

Friday, September 28th @ 1pm
Lenox Community Center • 210 East Dallas Street • Lenox Iowa
Loretta Hogan Trust, Owner

DIRECTIONS TO THE FARM:
From Creston, IA, West on Highway 34, 8 1/2 miles,
then South on IA - 25, 7 1/2 miles, then East on
120th St. 2 1/2 miles to bin site
OR From Corning, IA - East on Highway 34, 14 1/2 miles,
then South on IA - 25, 7 1/2 miles, then East on
120th St. 2 1/2 miles to bin site.
911 Address: 1269 120th St, Diagonal, IA
GPS Coordinates: 40.870460, -94.421346



TRACT 1

158 Taxable Acres - 128.54 Tillable Acres

Legal Description: The SE 1/4 Section 8,
Township 70, Range 31, Ringgold
County, Iowa.

Taxes: \$3316.00 for 2016 tax year

Method of Auction: Farm will be sold
on a dollar per taxable acre basis

CSR 2 - 66.4 per Surety Maps on
tillable acres

TRACT 2

398 Taxable Acres - 306.64 Tillable Acres

Legal Description: The W1/2 NE1/4; the
E1/2 NW1/4; the NW1/4 NW1/4;
the East 20 acres of the SW1/4 NW1/4;
the E1/2 SE1/4; the NW1/4 SE1/4;
the NE1/4 SW1/4, and the NW1/4 SW1/4
except 6 acres, all in Section 16,
Township 70, Range 31, Ringgold
County, Iowa.

Taxes: \$8026.00 for 2016 tax year

Improvements: 2 grain bins, one 30x18
and one 36x14

Forest Reserve: 53.62 acres currently
enrolled in Forest Reserve

Method of Auction: Farm will be sold on a
dollar per taxable acre basis

CSR 2 - 74.3 per Surety Maps on
tillable acres



TRACT 3

556 Taxable Acres/435.18 Tillable Acres

Combination of Tracts 1 and 2

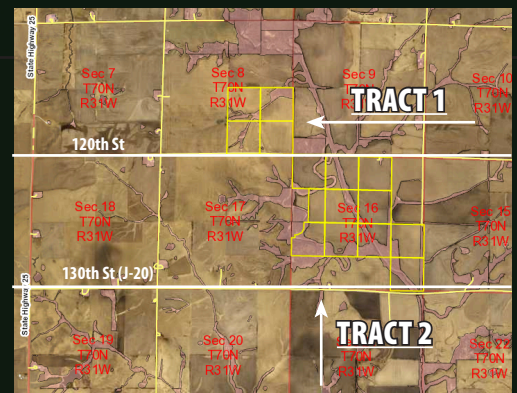
FSA Information: Farm# 471 Tract#9

Cropland: 435.18

Corn Base: 176.8 PLC Yield: 100

Bean Base: 176.8 PLC Yield: 41

Note: Tracts 1 and 2 will be offered individually
and then offered combined as Tract 3. The farm
will be sold in the manner that realizes the
most total dollars for the seller. If farms sell
separately, FSA office will prorate bases.



Agency:



Ed Spencer

Real Estate & Auction Co.



Farms America, INC/Ed Spencer Real Estate are agents for, and represent the sellers.
All bidders will be considered customers, not clients.

322 E. 7th St. • Logan, IA 51546
Office: 712-644-2151 • www.edspencerauctions.com
www.farmsamerica.com

Ed Spencer, Broker/Auctioneer: 402-510-3276
Luke Spencer, Salesperson/Auctioneer: 402-510-5853
Steve Christiansen, Ringman

Terms: 10% down due day of auction on each tract to be deposited with Clear Title & Abstract, with balance due on or before October 29, 2018. Successful bidders will enter into a purchase contract at the auction site immediately following the auction. Final bids are subject to the owner's approval. your bidding is not subject to financing, so your financing must be arranged prior to the auction. **Possession:** Landlords possession at close. Seller to retain 100% cash rent on each tract. Buyers to receive full possession and full farming rights for the 2019 crop year. **Title:** Sellers will provide abstracts showing marketable title and Warranty Deeds at closing. **Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an as is where is basis, and no warranty or representation, either expressed or implied concerning the property is made by the sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to the 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 aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.