Auction Time & Location:
MONDAY
JULY 15, 10AM
Leonard Good Community Center
114 SW 8th Street, Ogden, IA 50212

40 AC±

80.3 CSR2
ON THE TILLABLE ACRES

NE ¼ , NE ¼, Sec22, T83N, 28W
LOCATED SOUTH OF OGDEN, IOWA
Norma Jean Herridge Trust

See more information, photos, and drone video at:
IOWALANDGUY.COM
PROPERTY DESCRIPTION
The property is composed of one tract of land totaling 40 acres, more or
less, in Sec 22-83N-28W

LOCATION OF LAND
Located South of Ogden, Iowa. Take Hwy 69 south of Ogden 2 miles to
250th, then go 3 miles west on 250th. Farm located on south side of 250th.

LOCATION OF AUCTION
Leonard Good Community Center 114 SW 8th St, Ogden, IA 50212

LEGAL DESCRIPTION
NE ¼ , NE ¼, Sec22, T83N, 28W

ZONING
A-1 Ag

HEL & WETLANDS
None

TERMS AND CONDITIONS
The farm will be offered as one tract of land. The land will be offered at
auction on July 15th, 2019, 10:00 a.m. at the Leonard Good Community
Center; 114 SW 8th Street, Ogden Iowa 50212. The successful bidder(s)
shall sign a purchase agreement, prepared by the seller, immediately
after the close of the sale. The contract price will be the bidding acres as
indicated on the individual tract purchased times the price bid per acre.
Earnest money in the amount of ten (10%) percent of the contract price
shall be due the day of the sale. Earnest money paid the day of the sale
will be deposited in the Real Estate Trust Account of the Seller’s Attorney
by the following business day. Certified funds will be required at the time
of closing for the remaining balance of the purchase. The real estate taxes
will be pro-rated to the day of closing. The balance shall be paid in the
form of certified funds upon closing, or on before August 22nd, 2019. A
Warranty Deed will convey the title. Updated abstract(s) will be provided
to the buyer at the seller’s expense. The current owner/tenant will have
farming rights until March 2020. The seller reserves the right to reject any
and all bids.

POSSESSION
Possession will execute on the August 22nd, 2019

CROP CONTRACT
ARC County, currently farmed by tenant for the 2019 crop year

INDIVIDUAL TRACT INFORMATION
Tract 1 - Bid on a per acre basis. Selling as 40 Ac +

TAXES
2018-2019 Taxes (16.41 Taxable Acres) $1,048

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<tr>
<th>Parcel ID</th>
<th>2018-2019 Taxes</th>
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FSA Number: #441
FSA Tract Numbers: 7766
FSA Farmland Acres: ±38.99 ac.
FSA Cropland Acres: ±38.99 ac.
FSA DCP Cropland: ±38.99 ac.
Tillable CSR2 Weighted Average: 80.3
HEL Status: NHEL
Corn Base: 19.66 ac
Total Base Acres: 19.32 ac.

All information contained in this brochure has been gained from sources
considered to be reliable. However, bidders are invited to inspect the
property and make their own investigations with respect thereto. All sales
are presumed to be made by the individual judgment of the purchaser.
The property is being sold “as is”.

Whitaker Marketing Group stipulates that they are representing the seller
exclusively in this transaction. Whitaker Marketing Group acts as the
Auctioneer and Auction Company.

Any announcements the day of sale will take precedence over any
preprinted materials. Seller reserves the right to reject any and all bids.

See more information, photos, and drone video at: IOWALANDBUY.COM
State: Iowa  
County: Boone  
Location: 22-83N-28W  
Acres: ±40.54 ac.  
Date: 6/3/2019

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<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2</th>
<th>Soil Class</th>
<th>CSR2</th>
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<td>L95</td>
<td>Harps clay loam, Bemis moraine</td>
<td>14.4</td>
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<td>L507</td>
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<td>L55</td>
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<td>5.9</td>
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Weighted Average 80.3

This report was generated using FarmlandFinder.com