

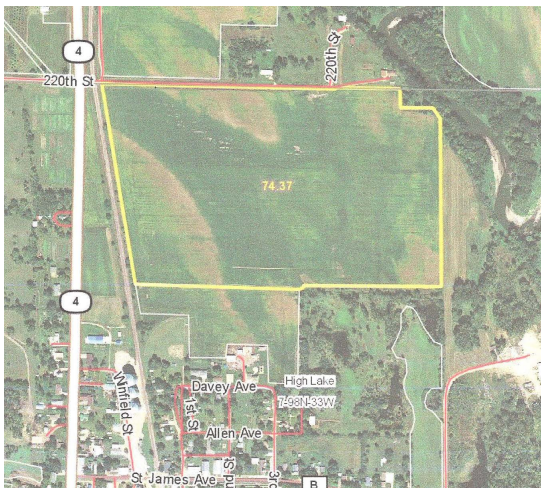
EMMET COUNTY LAND **AUCTION**

Tuesday, December 22th, 2015

Sale Starts 9:30 A.M.

Sale Located: Wallingford City Hall, Wallingford IA.
Farm Located: North Edge of Wallingford, IA.

SELLING 75 ACRES (More or less)



TERMS

20% nonrefundable down payment day of the sale with balance due on or before January 20, 2016. Buyers will sign a Real Estate contract at conclusion of the Auction that will contain the purchase terms. Sellers & tenant to keep any rents or crops for the 2015 crop year. Lease has been terminated, with buyers having full rights to farm in the 2016 crop year.

The Property is being sold in "AS IS" condition. Final sale is subject to seller's approval or rejection. All perspective buyers are encouraged to inspect and verify all information provided herein. Auction staff represent the sellers for this transaction. Any announcements made sale day take precedence over written material.

LEGAL DESCRIPTION

75 Acres in the South Half (S 1/2) of the Southwest Quarter of the Northwest Quarter (SW 1/4 if NW 1/4) Section 7 High Lake twp. Emmet County, IA.
(Full Legal on Deed at closing)

F.S.A. INFORMATION

Total Acres.....	75 Acres
Tillable Acres	73.8 Acres
Corn Base.....	46.1 Acres
Corn Yield.....	138 Bus.
Soybean Base.....	27.7 Acres
Soybean Yield.....	30 Bus.
CSR I Rating.....	51.9

Property Tax..... \$1,438.000 per year

TAXES

Taxes are \$1,438.00 per year. Sellers will pay property taxes due March 2016 & September 2016, to bring the taxes up to date to December 31st. 2016. Buyer will assume all taxes beyond January 1, 2016.

AUCTION NOTE

The Auction staff is pleased to be handling this Auction for James Carlton. A farm located on Hwy 4 on the north edge of Wallingford, IA, that lays level and is a very good producing farm. Call Auction Staff for more information or full farm packets, see you sale day.

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James A Carlton - Owner