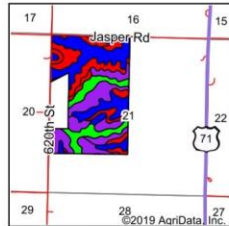
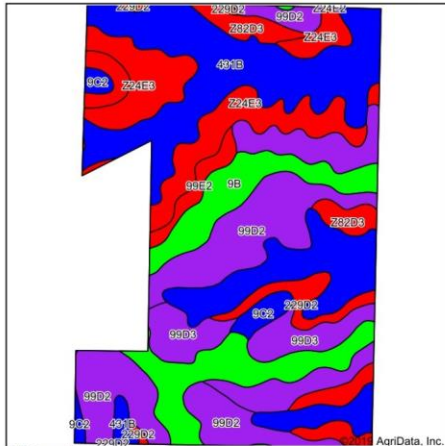


ABSOLUTE LAND AUCTION

215 Acres m/l of Cass County Land
Thursday, April 18, 2019 ~ 10:00 A.M.
 Sale to be conducted at Cass County Community Building ~ Atlantic, IA



State: Iowa
 County: Cass
 Location: 21-76N-36W
 Township: Grove
 Acres: 214.03
 Date: 3/14/2019



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	CSR2*	CSR	*n NCCPI Soybeans
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	64.36	30.1%	Blue	IIIe	81	73	77
99D2	Extra silty clay loam, 9 to 14 percent slopes, eroded	46.95	21.9%	Green	IIIe	59	53	63
9B	Marshall silty clay loam, 2 to 5 percent slopes	29.00	13.5%	Red	IIIe	95	85	74
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	27.08	12.7%	Yellow	VIe	32	26	33
99D3	Extra silty clay loam, 9 to 14 percent slopes, severely eroded	18.70	8.7%	Purple	IVe	52	47	45
Z29D2	Clarks silty clay loam moderately eroded-severely eroded complex, 9 to 14 percent slopes	10.63	5.0%	Orange	IVe	17	29	29
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	6.90	3.2%	Red	VIe	32	31	28
99E2	Extra silty clay loam, 14 to 18 percent slopes, eroded	5.97	2.8%	Red	IVe	50	44	57
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.44	2.1%	Red	IIIe	87	77	63
Weighted Average						63.8	57.8	*n 60.3

LEGAL DESCRIPTION: NW ¼ and the N ½ of the SW ¼ of Sec. 21-76-36, West of the 5th P.M., Cass County, Iowa. Except 25 acres more or less that encompasses the homestead and the pasture ground north of the homestead and contiguous thereto (Grove Twp).

FARM LOCATION: 1 mile south of Atlantic on Olive Street/620th Street

*CSR: 57.8 *CSR2: 63.9

Corn Base: 115.46 ~ Direct Yield: 108.0

All CRP contracts

*CSR Figures were obtained from Surety Agridata, Inc.

Soybean Base: 4.7 ~ Direct Yield 35.0

will be satisfied

Method of Sale: 215 Acres X final highest bid. Successful bidder will sign purchase agreement and pay 20% down day of auction to be held in escrow by Mailander Law Office, Attorney and Closing Agent. Balance will be due at closing, approximately May 6, 2019. **Full Possession:** Immediate at closing (no tenant, no CRP).

ANNOUNCEMENT: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer 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 is sold AS IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER WRITTEN MATERIAL

Thelma Maxine Hansen Revocable Trust

For more information contact James Mailander, Attorney ~ 712-762-3844

James Mailander, Attorney & Closing Agent 712-762-3844 ~ Mark Venteicher, Auctioneer

www.massenalivestock.com