

Mahaska County, Iowa

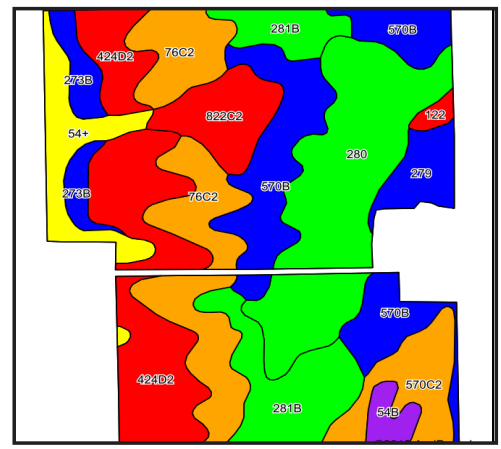
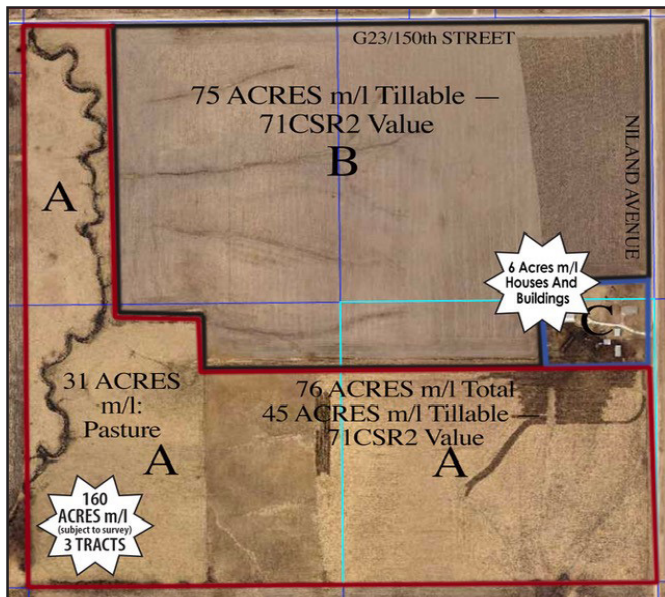
160 ACRES m/l LAND AUCTION

THURSDAY, DECEMBER 5 AT 10:30 A.M.

Held at The Smokey Row Conference Room, 109 S. Market, Oskaloosa, Iowa

**Selling in 3 parcels, the Roy Ferguson Estate Farm
located at 1533 Niland, New Sharon, Iowa**

**Located 2 miles south and 2 miles east of New Sharon at the corner of 150th Street and Niland Avenue
Section 32, Union Township, Mahaska County, Iowa**



Soil types included are **280**—Mahaska silty clay loam, 22.45 acres or 19.1%. **424D2**—Lindley-Keswick complex, 19.24 acres or 16.4%. **570B**—Nira silty clay loam, 17.75 acres or 15.1%. **76C2**—Ladoga silt loam, 17.17 acres or 14.6%. **281B**—Otley silty clay loam, 12.38 acres or 10.6%. **54+**—Zook silt loam, 6.34 acres or 5.4%. **570C2**—Nira silty clay loam, 6.11 acres or 5.2%. **822C2**—Lamoni silty clay loam, 5.97 acres or 5.1%. **273B**—Olmitz loam, 3.74 acres or 3.2%. **279**—Taintor silty clay loam, 3.70 acres or 3.2%. **54B**—Zook silty clay loam, 1.71 acres or 1.5%. **122**—Sperry silt loam, 0.74 acres or 0.6%.

PARCEL A: 76 acres m/l, approximately 45 acres tillable, 71 CSR2 value and approximately 31 acres pasture.

PARCEL B: 75 acres m/l, tillable, 71CSR2 value.

PARCEL C: 6 acres m/l, Includes a 1344 sq. ft. ranch house, 26x36' steel building, 10x16' crib, 3 steel grain bins, 24x24' pole barn, 20x44' flat barn, 22x56' pole building, 2 sheds; 20x30' silo, 52x100' confinement building and 8x100' concrete pit.

AUCTION PROCEDURE: Parcel A will be auctioned first, Parcel B auctioned second. Then Parcels A and B will be combined and auctioned. Parcels A and B will sell to highest bidder(s). Parcel C will be auctioned last and sell separately. 10% non-refundable earnest payment due day of auction on all parcels. Closing to take place on or before January 10, 2020. All parcels are approx. and subject to final survey.



— No Reserve Auction — All Day-Of-Sale Announcements to take precedence over any advertising. —



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