

EMMET COUNTY LAND

AUCTION

TUESDAY, JULY 28th, 2015

Sale Starts 10:00 A.M.

Sale Located: Armstrong Community Center, 519 6th Street (Main Street) Armstrong, IA

SELLING 148 ACRES

(More or less)

TERMS

10% nonrefundable down payment day of the sale with balance due on or before November 4th, 2015. 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 buyer having full rights to farm in the 2016 crop year.

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

AUCTION NOTE

The Auction staff is pleased to be handling the Harold Abel Trust Land auction. This is an excellent farm with a 81.8 CSR rating that carries very good soils and excellent production history. Call Auction Staff for more information or full farm packets, see you sale day.

HOWELL Real Estate & Auction

220 Central Avenue - Estherville, IA 51334

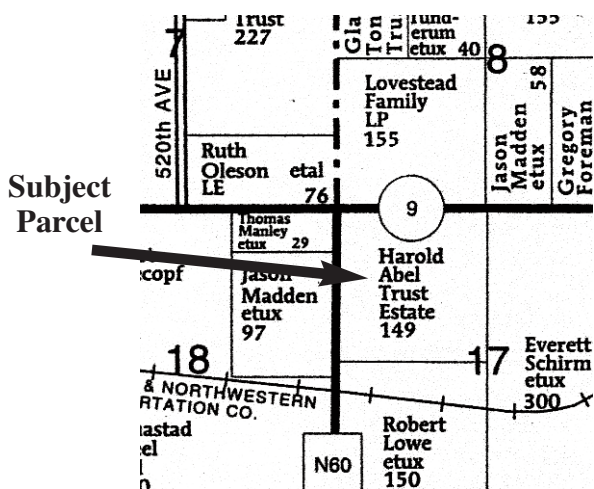
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LEGAL DESCRIPTION

Northwest Quarter Section (NW 1/4) of Section 17, Armstrong Grove Twp. Emmet County Ia. (Less Acreage)

F.S.A. INFORMATION

Total acres:	148 acres
Tillable acres:	147.56 acres
Corn Base:.....	96.8 acres
Corn Yield:	139 bu.
Soybean base:	50.2 acres
Soybean Yield:.....	37 bu.
CSR II	81.8
Property Tax	\$3420.00 per year

TAXES

Taxes are \$3,420.00 per year. Sellers will pay property taxes due September 2015, March & September 2016 to bring the taxes up to date to January 1, 2016. Buyer will assume all taxes beyond January 1, 2016.

Harold Abel Trust - Owner

Richard Simmering – Executor

Krahmer Law Firm of Fairmont & Dotson Law Firm of Algona - Attorneys for the Estate