

UNRESERVED ESTATE LAND AUCTION

THURSDAY, SEPTEMBER 22, 2011 AT 10:02 AM

Preview on Thursday, September 8th from 10-11 AM

CRAWFORDSVILLE, IA

Located 1/2 mile west of Crawfordsville on
305th St. then 1 mile south on Violet Ave.

**155.31
ACRES M/L
SELLS IN ONE TRACT**

Owner: Verdella Krabill Estate

Don Krabill & David Krabill, Co-Executors

Douglas L. Tindal - Attorney

RICHARD
Realty & Auction, Inc.

Licensed to Sell in Iowa, Missouri, and Illinois #441-001755

319-385-2000

www.richardauction.com

605 East Winfield Ave., Mt. Pleasant, IA 52641

Lynn Richard Jason Denning Tim Meyer Missy Allen Chris Richard

ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING



155.31 ACRES, M/L TO BE SOLD IN ONE TRACT!

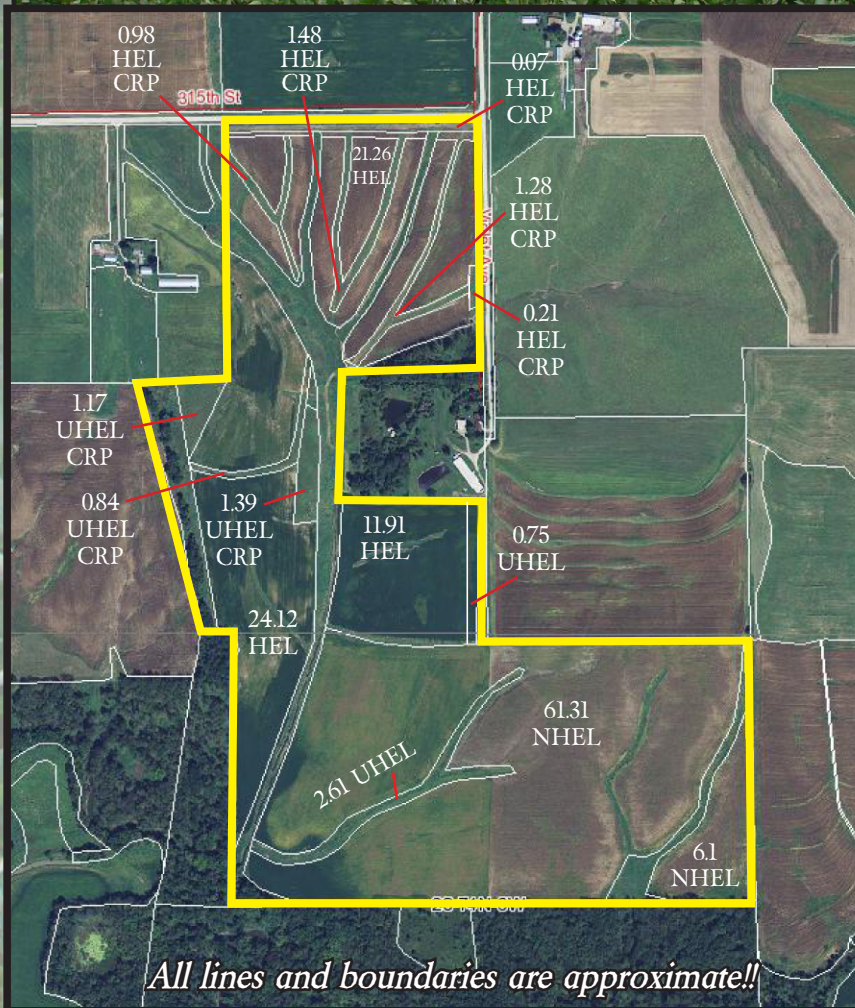
FSA information: 136.5 tillable acres of which 5.8 acres are in CRP at \$156.15 per acre, expires 9-30-19 and 2.6 acres are in CRP at \$111.35 per acre, expires 9-30-19

118 bushel corn yield with a 95.9 acre corn base.

34 bushel bean yield with a 25.1 acre bean base.

Corn suitability rating is 57.6

Located in Sections 21 & 28, Crawford Township, Washington County, Iowa.



All lines and boundaries are approximate!!

Positively sells to the highest bidder!



TERMS: 20% down payment on September 22, 2011. Balance to be on or before October 21, 2011 upon delivery of merchantable abstract and deed.

POSSESSION: October 21, 2011 (Subject to tenant's rights)

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate and will be used at closing.

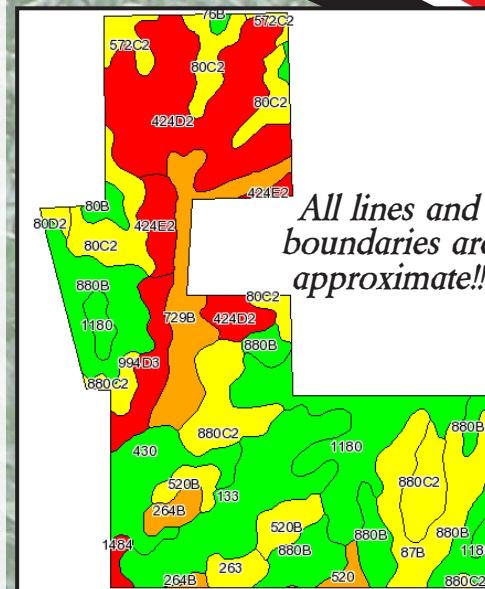
Gross	\$2510.41
Ag. Credit	\$133.05
Net	\$2376.00 (rounded)

SPECIAL PROVISIONS:

- The tenant has been served termination. The buyer may make own arrangements for fall tillage privileges with the Tenant, as appropriate.
- The buyer shall be responsible for fencing in accordance with Iowa state law.
- It shall be the obligation of the buyer to report to the Washington County FSA office and show filed deed in order to receive the following if applicable:

A. Allotted base acres. B. Future government programs. C. Prorate of CRP

- CRP is as follows: 5.8 acres are in CRP at \$156.15 per acre = \$906.00, expires 9-30-19
2.6 acres are in CRP at \$111.35 per acre= \$290.00, expires 9-30-19
- Buyer agrees to follow all requirements of conservation plans and practices required by the FSA to maintain eligibility in the Conservation Reserve Program. Buyer agrees to accept responsibility and liability for any actions by the buyer which would endanger eligibility for the CRP or actions that would require repayment of the CRP payment or payments. Buyer further agrees to indemnify and hold harmless the sellers/tenant for any recovery sought by the FSA due to actions of buyer, which would violate the requirements of the CRP. In the event the buyer elects to take the ground out of CRP, the buyer will be responsible to the seller/tenant for any prorate of the CRP payment that the seller/tenant would have received.
- If in the future a site clean up is required it shall be at the expense of the buyer.
- The seller shall not be obligated to furnish a survey.
- This real estate is selling subject to any and all covenants, restrictions and easements of record, as well as all applicable zoning laws.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.



Auction Procedure

The real estate is being sold positively to the highest bidder!

Listen to the auction live on 91.1 FM and stay in the comfort of your vehicle. Richard Realty & Auction staff will come see if you are interested in bidding on the real estate. Turn your bids into the staff or the auctioneer. Upon completion of the auction the new owner will be declared.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	25.1	16.2%		IVe	15	106	29
880B	Clinton silt loam, benches, 2 to 5 percent slopes	20.9	13.4%		Ile	80	194	52
1180	Keomah silt loam, benches, 1 to 3 percent slopes	16	10.3%		IIlw	76	189	51
133	Colo silty clay loam, 0 to 2 percent slopes	15.4	9.9%		IIlw	80	194	52
880C2	Clinton silt loam, benches, 5 to 9 percent slopes, moderately eroded	12.3	7.9%		IIIle	60	167	45
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	12.2	7.8%		IIIle	60	167	45
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	10.5	6.7%		IIlw	60	167	45
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	10.2	6.6%		IIlw	67	176	48
430	Ackmore silt loam, 0 to 2 percent slopes	8	5.1%		IIlw	83	198	53
994D3	Galland-Douds clay loams, 9 to 14 percent slopes, severely eroded	5	3.2%		VIe	10	100	27
520B	Coppock silt loam, 2 to 5 percent slopes	4.6	3.0%		IIlw	60	167	45
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	3.8	2.5%		VIe	5	93	25
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	2.6	1.7%		IIIle	57	163	44
264B	Ainsworth silt loam, 1 to 5 percent slopes	2.4	1.5%		Ile	70	181	49
263	Okaw silt loam, 0 to 2 percent slopes	2.1	1.3%		IIIlw	53	158	43
80B	Clinton silt loam, 2 to 5 percent slopes	1.2	0.8%		Ile	80	194	52
520	Coppock silt loam, 0 to 2 percent slopes	1.2	0.7%		IIlw	65	174	47
1484	Lawson silt loam, channeled, 0 to 2 percent slopes	0.9	0.6%		Vw	5	93	25
76B	Ladoga silt loam, 2 to 5 percent slopes	0.6	0.4%		Ile	85	201	54
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	0.6	0.4%		IIIle	50	154	42
Weighted Average						57.6	163.8	44.2

Information contained herein is believed to be correct, Richard Realty & Auction, Inc. assumes no liability for errors or omissions and reserves the right to correct any information contained herein.

Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property.

View More Pictures at www.richardauction.com

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