



**Appraisal &
Real Estate
Services**

LAND AUCTION

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www.appraisalandrealestateservices.com

142.98 Acres m/I, Grundy County, IA

Jeannoutot Family Partnership Farm

W.B.M.R. Farm Inc.

Date: February 28, 2019

Time: 10:05 am

Auction Site: Reinbeck Memorial Building

Address: 208 Broad St. Reinbeck, IA 50669

Auction Information

Method of Sale:

This property will be offered at PUBLIC AUCTION as a single parcel. The bid will be per acre and will be multiplied by its respective acres (142.98 acres) to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day.

Sellers:

Jeannoutot Family Partnership & W.B.M.R. Farm Inc.

Agency:

Appraisal and Real Estate Services and their representatives are Agents of the Sellers.

Terms:

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on February 28, 2019. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before April 4, 2019. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final Settlement and payment of the balance of purchase price to be by cashier's check or wire transfer at closing on

Buyer will take full possession at closing, April 4, 2019 Sellers have every intention of selling this property, but reserves the right to reject any and all bids.

Possession:

At Closing on or before April 4, 2019.

Farm Located: Section 16 of Black Hawk Township in Grundy County, Iowa. Farm is located approximately 1 mile north of Reinbeck, Iowa.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.

Jammie W. Howard, Broker

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Contact for more Information:

Appraisal & Real Estate Services

504 Second St Traer, IA 50675

Office: 319-478-2990

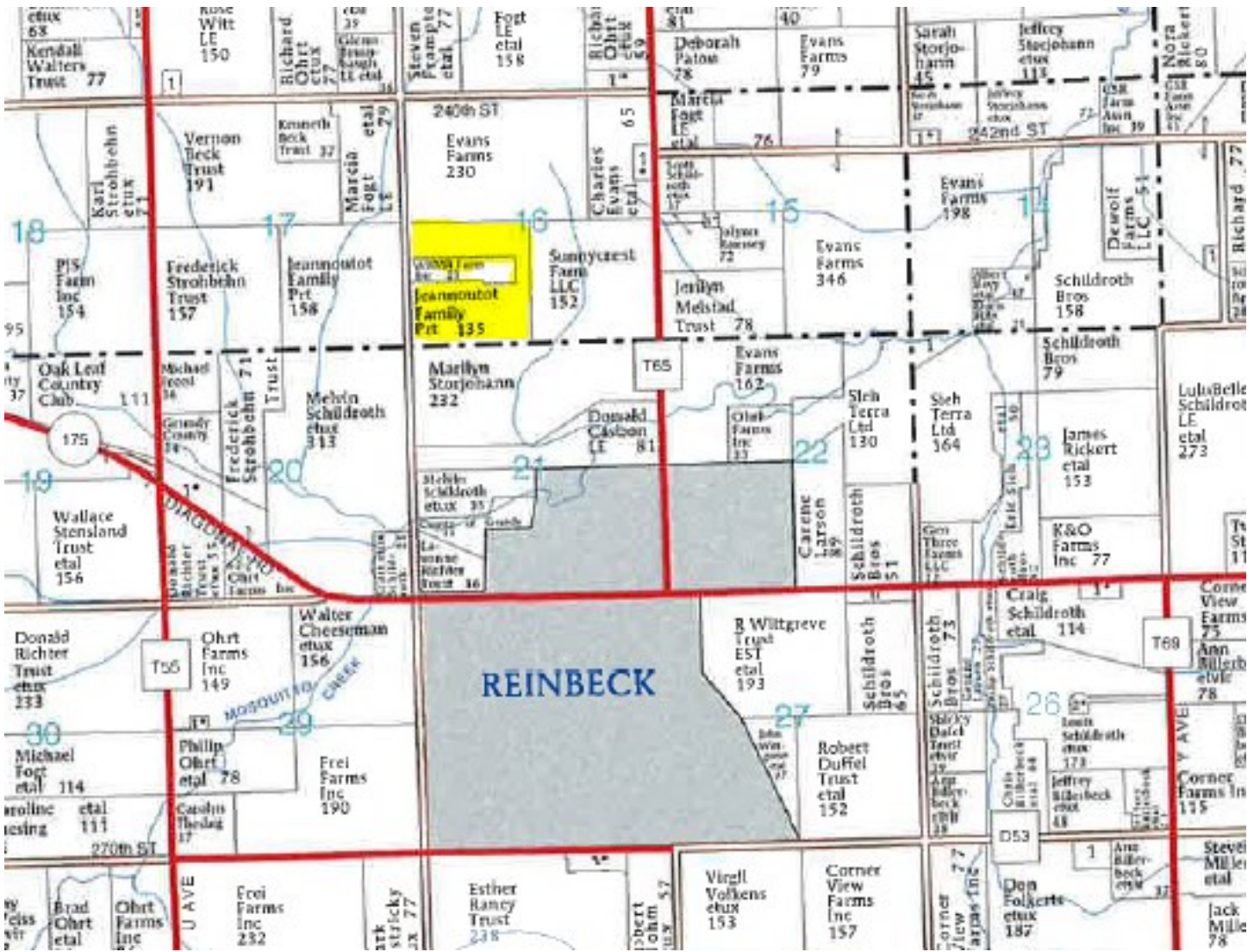
Keith Sash , Auctioneer

Cell: 641-751-8541

Jason Lekin, Agent/Auctioneer

Cell: 641-751-4227

Plat Map: All Parcels



Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal and Real Estate Services makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold “As Is—Where Is” and the buyers are purchasing subject to any easements or restrictions record-

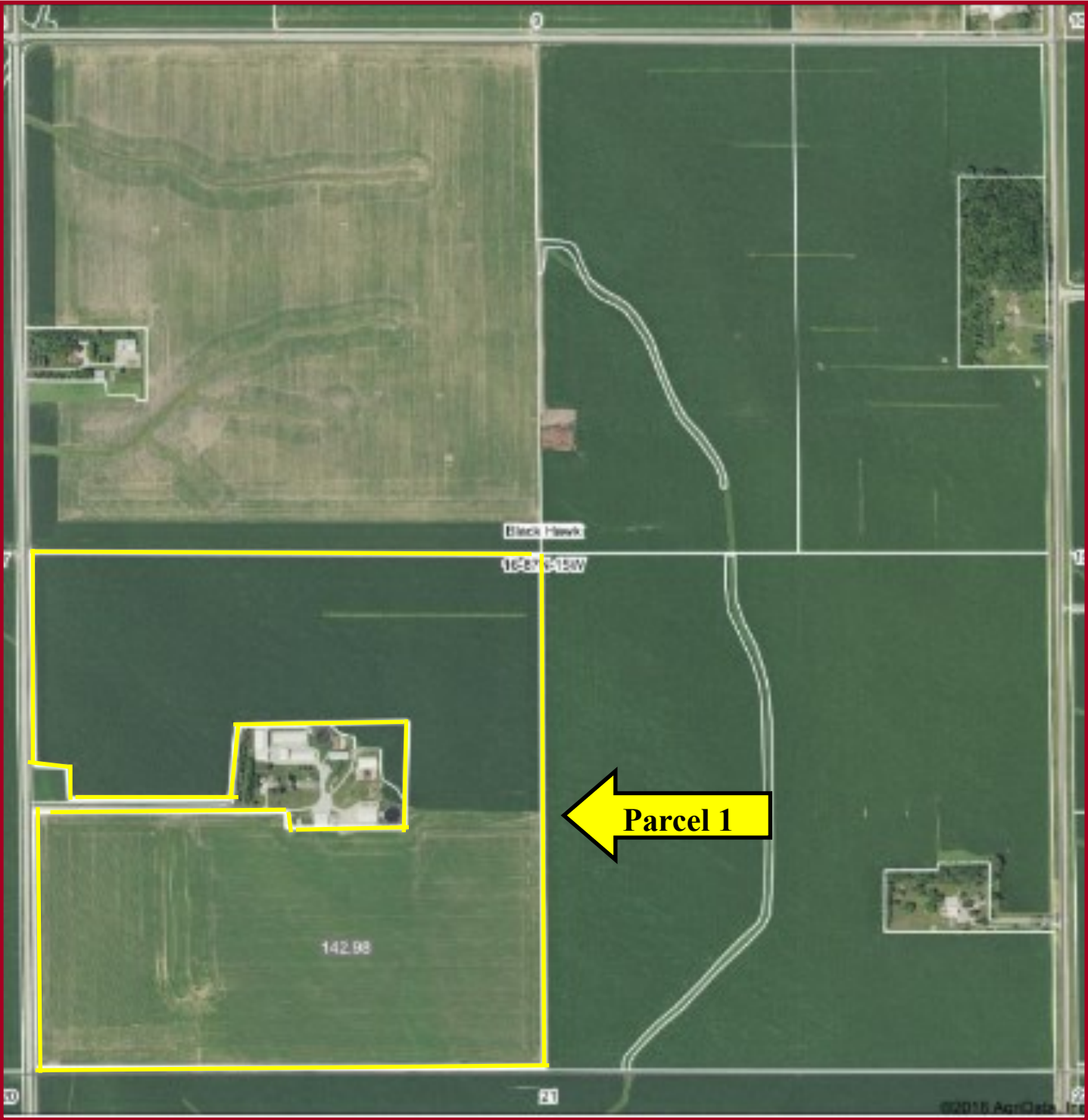
Any announcements made auction day by Appraisal and Real Estate Services will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

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Aerial Photo: All Parcels



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Aerial Photo/Soil Map: Parcel 1



Property Information:

Parcel 1– 142.98 Acres m/l

- 142.98 acres taxable +/-
- 142.98 acres tillable +/-
- Tillable CSR2 92
- Terraces & Tile/Surveyed

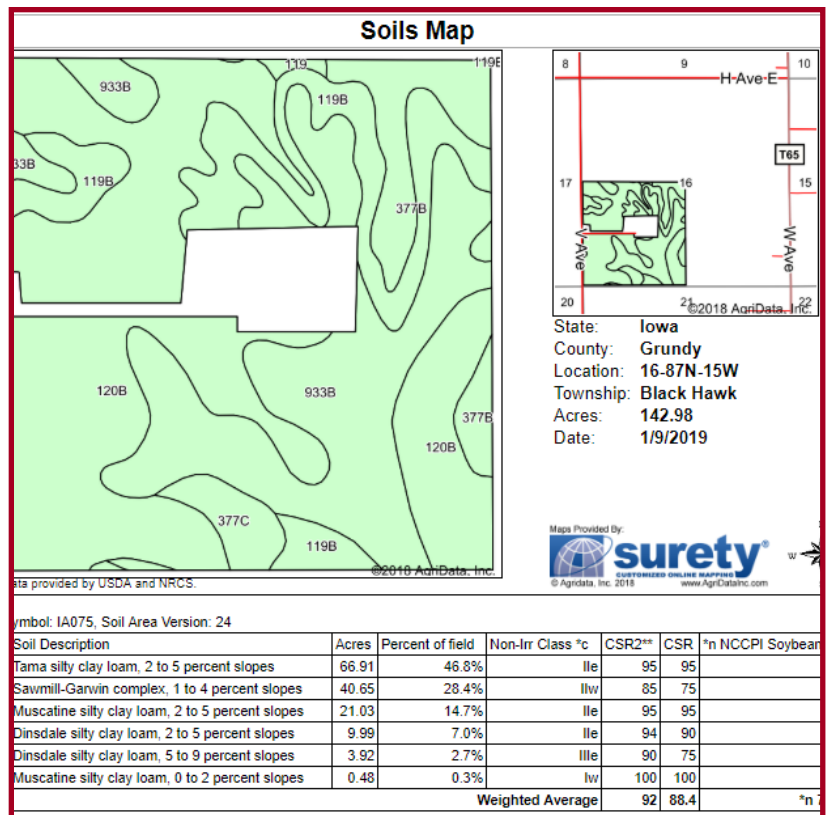
Legal Description:

SW 1/4, except Parcels 640-B and 639B, All in Section 16, Township 87 North, Range 15 West of 5th P.M., Grundy County, Iowa. Actual legal to be determined by abstract.

Real Estate Taxes– Estimated:

\$3,910/year, Estimated

FSA Data– Estimated:



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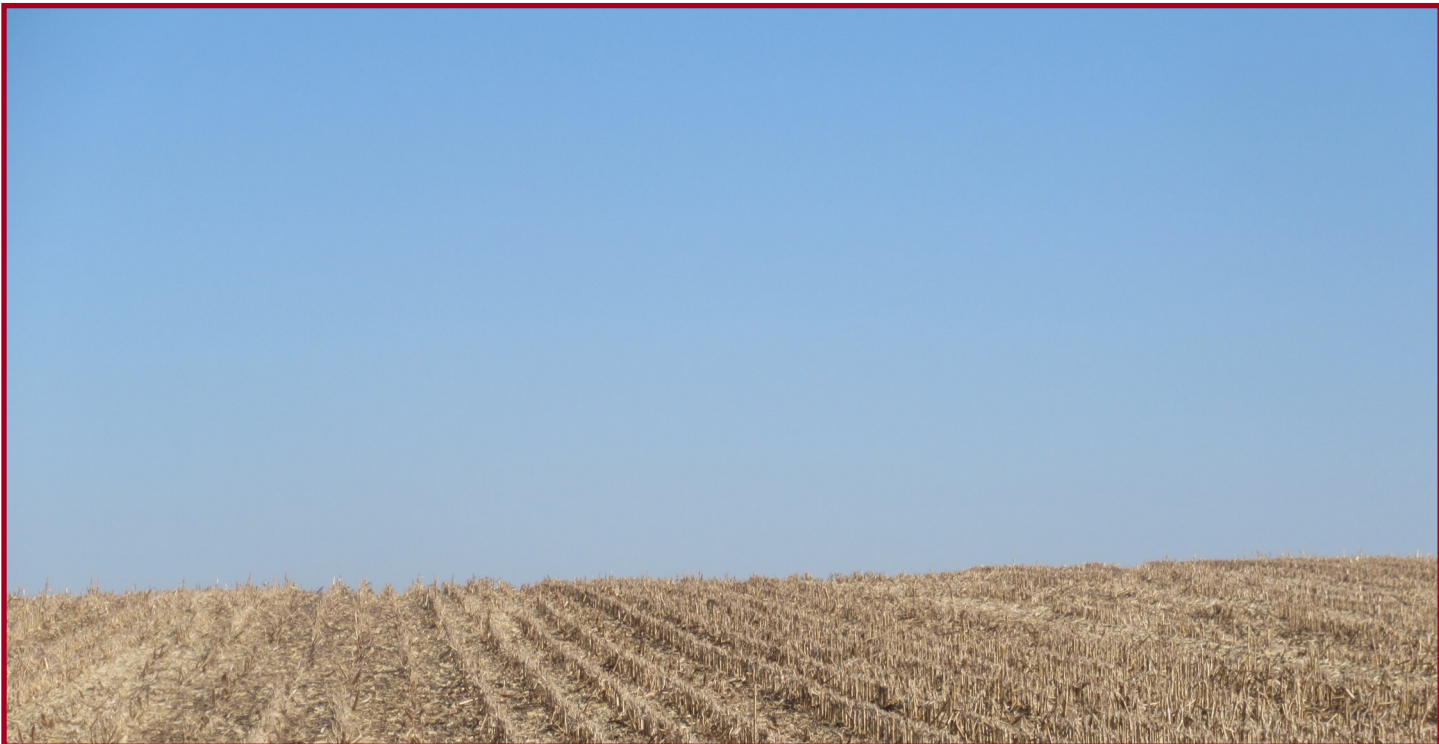
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Parcel 1: Photos



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Reasons to Choose Appraisal & Real Estate Services

- Over 50 years of combined Experience Residential, Commercial & Ag Properties
- Expertise in Local Market gives you an educated Market Analysis at no Charge.
- Large Marketing Area since we are a Member of both, Northeast Iowa Regional Board of Realtors MLS and Mid-Iowa Regional Board of Relators MLS.
- Successful Record Auctioning Farm Land with Online Bidding
- Large Community Performance with Small Town Charm

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