

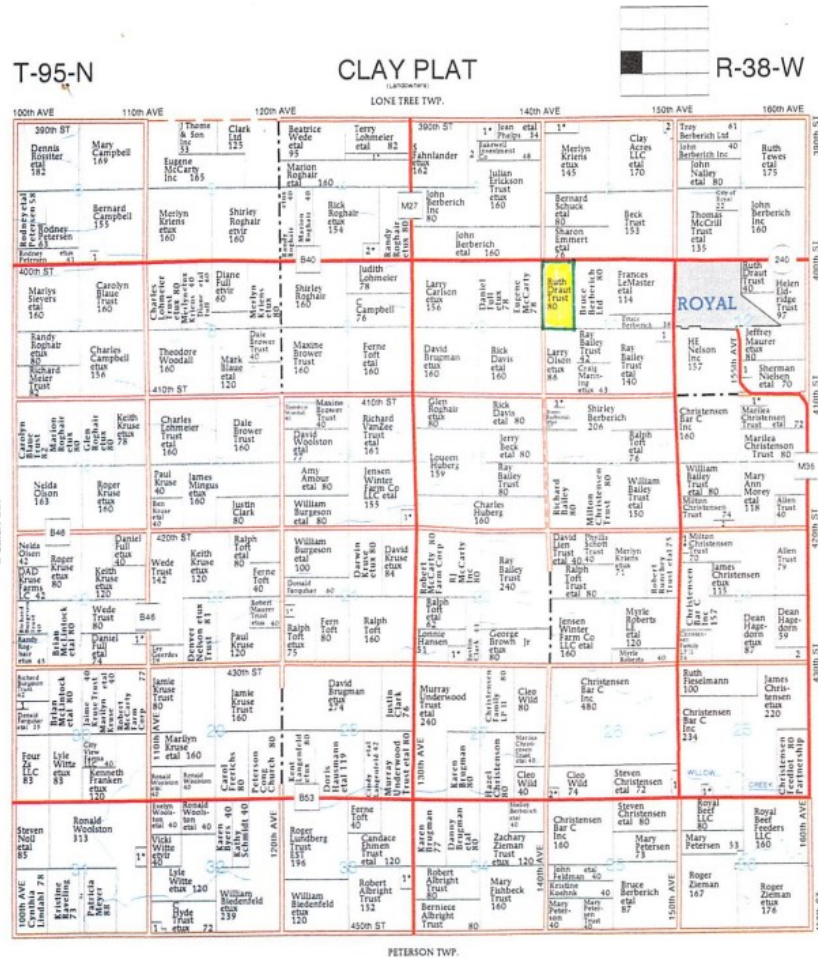
80 Acres +/- Section 11 Clay Township, Clay County, Iowa

BARE FARMLAND AUCTION

Thursday, March 11, 2021 @ 10:30 A.M.

In case of VERY inclement weather—blizzards, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: The auction will be held at the Royal Community Building located at 302 Main Street in Royal, IA. Watch for auction signs on day of the sale.



<https://www.surety.com/reports/customreport.aspx?aid=99DBB58FD23B379494C8C0934F41B317F0572DA30ECD33F8294714B67B11C63F...> 1/1

PROPERTY LOCATION

From the west edge of Royal, IA, go one mile west on B40 to the intersection of 140th Ave. Farm is located on the southeast corner of the intersection.

PROPERTY LEGAL DESCRIPTION

The West Half of the Northwest Quarter (W1/2 NW 1/4) Section 11 Clay Township, Clay County Iowa containing 80 acres more or less.

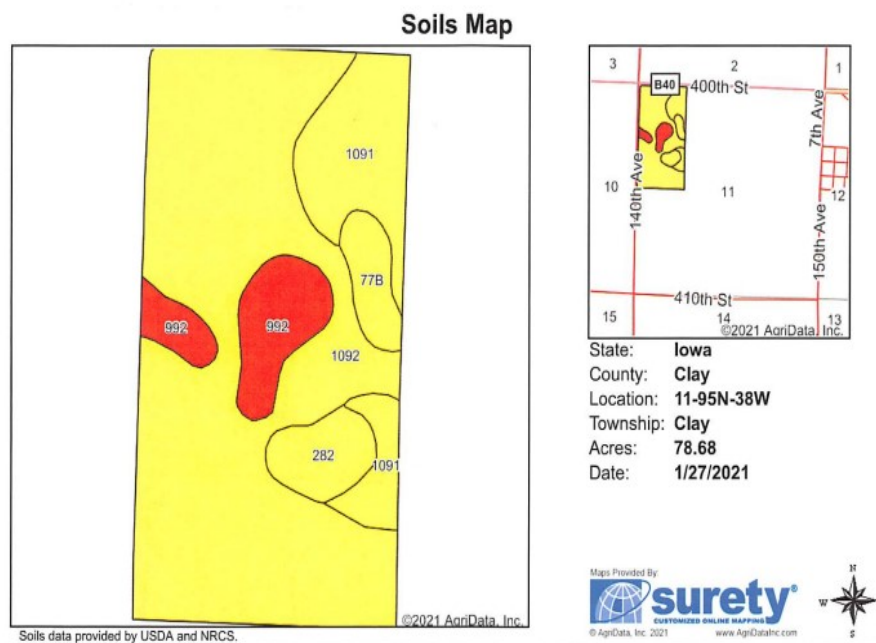
AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement/Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before April 16, 2021 when clear title & possession will be passed by Trustee's Deed. The Buyer will be responsible for the real estate taxes assessed from July 1, 2020 to June 30, 2021 payable in September 2021 and March 2022. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to IA statutes. The buyer is responsible for all inspections of the property prior to the purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction company and staff represent the seller in this transaction.

AUCTIONEERS NOTE

We are very honored to have been asked to represent the Ruth Draut Estate with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farm land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:30 A.M. sharp so don't be late. Respectfully, Doug Wedel of Auctioneer Alley

CSR2 — 93.1



| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class 'c | CSR2** | CSR | *n NCCPI Soybeans |
|------------------|--|-------|------------------|-------------|------------------|--------|------|-------------------|
| 1092 | Gillett Grove silty clay loam, 0 to 2 percent slopes | 53.01 | 67.4% | 992 | llw | 94 | 78 | 74 |
| 1091 | McCreath silty clay loam, 0 to 2 percent slopes | 11.81 | 15.0% | 992 | lw | 98 | 83 | 74 |
| 992 | Gillett Grove silty clay loam, depressional, 0 to 1 percent slopes | 7.11 | 9.0% | 992 | llw | 77 | 58 | 69 |
| 282 | Ransom silty clay loam, 1 to 3 percent slopes | 3.81 | 4.8% | 992 | lw | 95 | 81 | 80 |
| 77B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 2.94 | 3.7% | 992 | lle | 95 | 71 | 77 |
| Weighted Average | | | | | | 93.1 | 76.8 | *n 74 |

**IA has updated the CSR values for each county to CSR2.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

For Additional Information & Personal Inspection

Go to our website at www.auctioneeralley.com. The information brochure and auction sale bill are listed under "Upcoming Auctions". or call Doug Wedel at 507-236-4255 / 507-238-4318

OWNER

Ruth Draut Revocable Trust

Auctioneers

Doug Wedel (507-236-4255)
Allen, Kevin, & Ryan Kahler
Dan Pike, Scott Christopher,
Dustyn Hartung, & Dylan Kallemeyn



105 S. State St,
Fairmont, MN 56031

Attorney for the Seller

Kim Shaffer; Attorney
Krahmer, Shaffer & Edmundson,
LTD.
Fairmont, Minnesota