

ONLINE AUCTION

282.91 Surveyed Acres, Jefferson County, Iowa
Offered as Three Individual Tracts

Highlights:

- Located just off a hard surface road
- Something for everyone - income generating cropland, hunting/recreation, building sites
- Continuous family ownership since the 1830s - Don't miss your once-in-a-lifetime chance on this one!

A-11306

Online bidding starts Wednesday, November 17, 2021 • 12:01 AM CST
Bidding closes Thursday, November 18, 2021 • 5:00 PM CST

To Register and Bid on this Auction, go to:

www.FNCBid.com

For additional information, please contact:



Serving America's Landowners Since 1929

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Property Information

Property Location: From the northeast corner of Fairfield, Iowa, go five and one-half miles northeast on Pleasant Plain Road (County Road W21) to 153rd Street. Take 153rd Street less than one-half mile to Osage Avenue. Farm (Tract 3) lies to the west of Osage Avenue. To get to Tracts 1 and 2. Travel north on Osage to 145th Street and go west on 145th to 142nd Street. Follow 142nd Street to the corner of Nipa Avenue. Go south on Nipa Avenue a quarter mile to Tract 1 and 2. Tract 1 lies west of Nipa Avenue and Tract 2 lies east of Nipa Avenue.

Legal Description:

Exact legal descriptions shall be taken from Sellers' abstract of title.

Tract 1: NW1/4SW1/4 of Section 29, T73N, R9W of the 5th P.M., Jefferson County, Iowa

Tract 2: E1/2SW1/4 and W1/2SW1/4SE1/4 all in Section 29, T73N, R9W, of the 5th P.M., Jefferson County, Iowa

Tract 3: SE1/4SW1/4SE1/4 and W1/2SW1/4SE1/4SE1/4 of Section 29; and NE1/4NW1/4 and N1/2NE1/4 and 4.89 acres located in the N1/2SE1/4NE1/4 of Section 32, all in T93N, R9W of the 5th P.M. Jefferson County, Iowa

Property Description: Farmers National Company is proud to present the Eyestone Family Farm for sale. Conveniently located near Fairfield, Iowa this property has endless opportunities from farming, hunting to residential building sites. Looking for a large tract of land to relax, hunt, or to just get away? Your search has ended! Bidders interested in the farm for residential building sites, or any use other than the current zoning or use, should visit with the Jefferson County Engineer prior to submitting a bid. Why wait around for a certified wetland determination map? Get improvement plans started right away after closing! As always, government regulatory agencies should be contacted before proceeding. Real estate will be sold AS IS - WHERE IS.

Farm Data:

Tract 1:		
Cropland	34.75+/-	acres
Non-crop	6.02+/-	acres
Tract 2:		
Cropland	79.73+/-	acres
Non-crop	21.27+/-	acres
Tract 3:		
Cropland	88.70+/-	acres
Non-crop	52.44+/-	acres

FSA Information (Whole Farm):

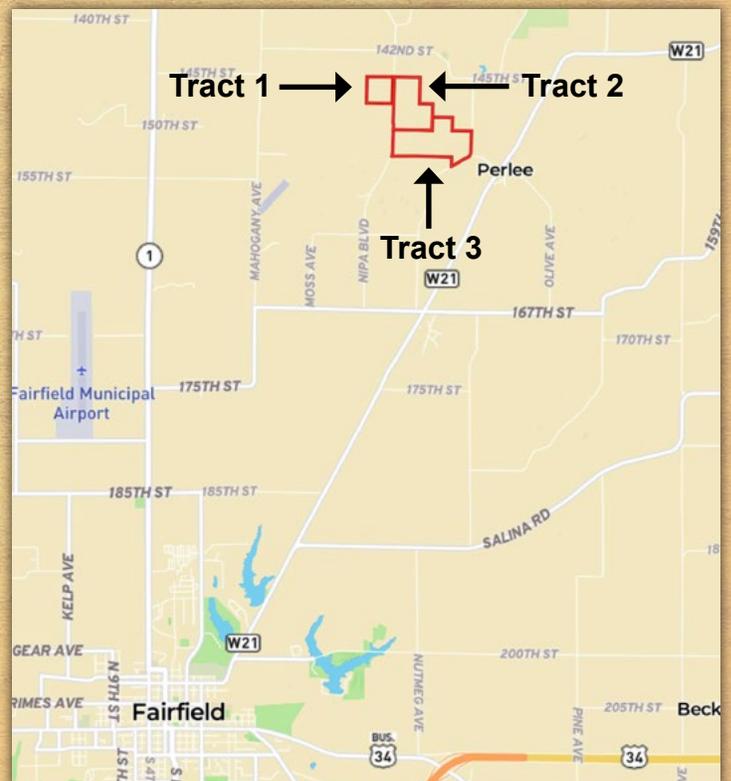
<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Corn	104.6 acres	129 bushels
Soybeans	75.10 acres	35 bushels

Note: Base and yield data shall be prorated among tracts by the local FSA office if farm sells in individual tracts.

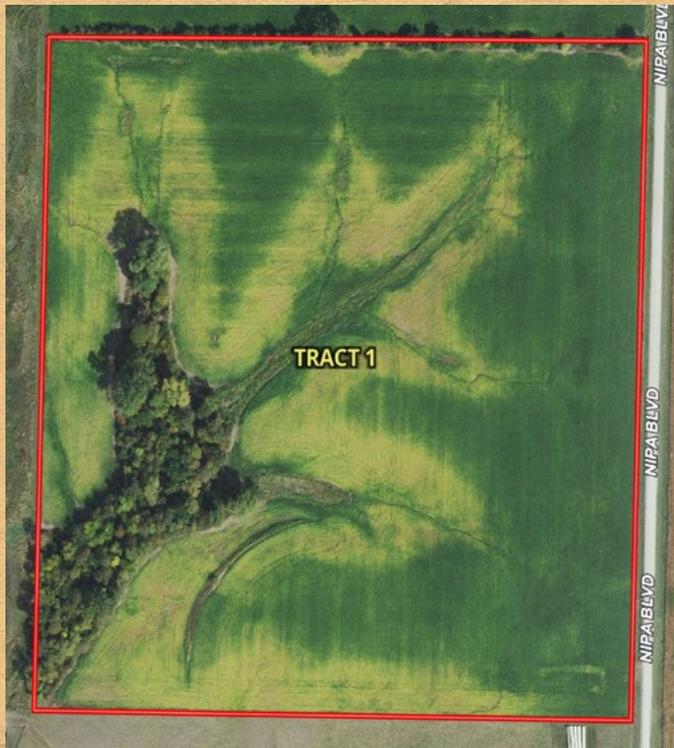
Taxes:

Tract 1:	\$1,048
Tract 2:	\$2,168
Tract 3:	\$2,496

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
75B	Givin silt loam, 2 to 5 percent slopes	14.62	42.07	80.0	91	2e
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	11.18	32.17	74.0	89	3e
75	Givin silt loam, 0 to 2 percent slopes	4.9	14.1	84.0	93	1
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.85	11.08	45.0	62	4w
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.17	0.49	45.0	78	4e
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.03	0.09	71.0	71	2e
TOTALS		34.75(*)	100%	74.58	87.34	2.41

***MapRight Services rounding error. See maps posted at FNCBids.com for details. Tillable acres are more or less.**



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	21.72	27.24	74.0	89	3e
75B	Givin silt loam, 2 to 5 percent slopes	18.94	23.76	80.0	91	2e
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	14.94	18.74	75.0	89	3e
76B	Ladoga silt loam, 2 to 5 percent slopes	5.32	6.67	86.0	93	2e
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	4.78	6.0	6.0	61	4e
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.67	5.86	45.0	62	4w
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	4.08	5.12	26.0	69	4e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.79	3.5	29.0	68	6e
75	Givin silt loam, 0 to 2 percent slopes	2.25	2.82	84.0	93	1
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.22	0.28	33.0	74	6e
TOTALS		79.73(*)	100%	66.76	84.77	2.92

***MapRight Services rounding error. See maps posted at FNCBids.com for details. Tillable acres are more or less.**



Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
1715	Nodaway-Vesser-Ackmore complex, 0 to 2 percent slopes	28.67	32.32	74.0	88	2w
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	17.14	19.32	75.0	89	3e
994D2	Galland-Douds complex, 9 to 14 percent slopes, moderately eroded	10.62	11.97	16.0	63	4e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	9.73	10.97	29.0	68	6e
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	8.97	10.11	69.0	77	3e
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	5.04	5.68	33.0	74	6e
51	Vesser silt loam, 0 to 2 percent slopes	3.65	4.11	74.0	87	2w
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	1.69	1.91	16.0	60	6e
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	1.36	1.53	26.0	69	4e
880C2	Clinton silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.89	1.0	71.0	77	3e
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	0.58	0.65	74.0	89	3e
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.24	0.27	71.0	71	2e
76B	Ladoga silt loam, 2 to 5 percent slopes	0.13	0.15	86.0	93	2e
TOTALS		88.7(*)	100%	57.62	80.1	3.32

*MapRight Services rounding error. See maps posted at FNCBids.com for details. Tillable acres are more or less.

Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated at closing.

Conditions: This sale is subject to all easements, covenants, and restrictions of record. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 17, 2021 or such other date agreed to by the parties. Subject to terminated farm lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Leff Law Firm Trust Account, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract with the Sellers, and deposit the required earnest payment with Leff Law Firm, L.L.P. The Sellers will provide a current abstract of title at their expense. The cost of any escrow or settlement closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 17, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Leff Law Firm, L.L.P., the closing agent.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement **starting Wednesday, November 17, 2021, at 12:01 AM CST until Thursday, November 18, 2021, at 5:00 PM CST**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minute time frame.

Approval of Bids: Final sale is subject to the Sellers' approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Farmers National Company and the Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Closing Location: Leff Law Firm, L.L.P., 222 South Linn Street, Iowa City, Iowa, or such other location agreed upon between the parties.

Sellers: David L. Eyestone and Carolyn A. Crawford

Sellers' Attorney: Mark C. Danielson

Online Bidding Procedure:

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To register and bid on this auction go to:
www.FNCBid.com

Bidders can also contact John Yeomans or any agent with Farmers National Company licensed to sell real estate in the State of Iowa to place an in person bid. Farmers National Company personnel will walk through the online bidding process hosted on the main office computer.

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.