

# SIMULCAST LAND AUCTION

162.1+/- Acres, Pottawattamie County, Iowa

Thursday, January 21, 2021 • 2:00 PM

Farm Service Coop • 41938 Industrial Drive • Oakland, Iowa 51560

Online bidding starts Thursday, December 24, 2020 • 8:00 AM

Bidding closes Thursday, January 21, 2021, at the end of the live auction

## Highlight Features:

- 98% tillable with full possession available for 2021!
- Excellent producing, nearly level East Pottawattamie County farm!
- Close proximity to grain markets!



A-13617

To Register and Bid on this Auction, go to: [www.fnctbid.com](http://www.fnctbid.com)

**Property Location:** From Oakland, Iowa and the junction of US Highway 6 and 59; travel one and a half miles north of Oakland, Iowa, on Highway 59, farm is on the east side of the highway.

**Legal Description:** NW1/4NW1/4, S1/2NW1/4 and the N1/2SW1/4 all in Section 31, Valley Township, T76N, R39W of the 5th PM, Pottawattamie County, Iowa.



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For additional information, please contact:

Clint Freund, AFM, Agent

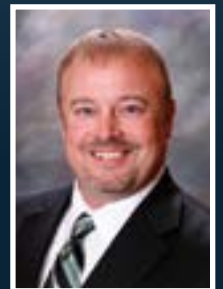
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**Property Description:** Nearly level, NHEL, high quality soils allowing for fast and efficient farming located just north of Oakland, Iowa along Highway 59.

**Farm Data:**

Cropland	158.47 acres
Non-crop	2.65 acres
R.O.W.	<u>0.98 acres</u>
Total	162.1 acres

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Corn	154 acres	166 bushels
Soybeans	1.7 acres	52 bushels

**Taxes:** \$5,748



**Property Location Map**



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	20.1	12.53	95	1
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	27.2	16.96	77	2w
234	Nishna silty clay loam, 0 to 2 percent slopes	16.8	10.46	61	3w
43	Bremer silty clay loam, 0 to 2 percent slopes	83.6	52.08	79	2w
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	12.8	7.98	92	2e
TOTALS		160.5	100%	79.82	1.98



# Auction Terms

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

**Taxes:** Real estate taxes will be prorated to closing.

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

**Possession:** Possession will be granted at closing on February 25, 2021 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Gary T. Gee Law Office Trust Account in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Gary T. Gee Law Office Trust Account the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on February 25, 2021 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Gary T. Gee Law Office.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

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

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes 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". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Harriet Magugliani Estate

**Auctioneer:** Kam Hartstack

**Important Notice:** Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: [www.FarmersNational.com](http://www.FarmersNational.com) for any changes.

## Online Bidding Procedure:

The online bidding begins on Thursday, December 24, 2020, at 8:00 AM CT. Bidding will close on Thursday, January 21, 2021, at the end of the live auction.

To register and bid on this auction go to:  
[www.fncbid.com](http://www.fncbid.com)

All bids on the tract will be visible on-line, 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.