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A-14434



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**156± Acres, Webster County, Iowa**

**Friday, September 8, 2023 | 10:00 AM**

**Otho Community Center | 220 Rake Street, Otho, Iowa**

## **Highlights:**

- **Nearly 100% tillable acres!**
- **Tile improvements with natural drainage**
- **Located near strong grain markets**
- **Located on two paved roads!**

**For additional information, please contact:**

**Adam Pick, AFM, Agent | (712) 210-3458**

**[APick@FarmersNational.com](mailto:APick@FarmersNational.com)**

# Bidding Starts | Monday, September 4, 2023, at 8:00 AM

## Bidding Ends | Friday, September 8, 2023, at close of live event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Directions to Property:

This property is located just southeast of Otho, Iowa, at the corner of Nelson Avenue and 255th Street. The farm will be to the southeast of this intersection.

#### Legal Description:

- **Tract 1:** The W 1/2 of the SW 1/4 in Section 20, T88N-R28W of the 5th P.M., Webster County, Iowa
- **Tract 2:** The E 1/2 of the SW 1/4 in Section 20, T88N-R28W of the 5th P.M., Webster County, Iowa

#### Property Description:

Don't miss this opportunity to obtain one of the highest quality farms in Webster County located just SE of Otho, Iowa! This farm has a mid-80's CSR2, is nearly all tillable, has excellent appeal along two paved roads, is located near Fort Dodge's very strong grain markets, has naturally rolling terrain with tile improvements and is being offered as two 78 acre parcels OR as a whole unit. The time is right to make the purchase of this property that offers it all!

Please see the website for drone video, formal tile maps and much more!

#### Farm Data (Tracts 1 and 2):

Cropland	77.76 acres
Non-crop	0.24 acres
Total	78.00 acres

#### FSA Information (Tracts 1 and 2):

	Base	Yield
Corn	77.5 acres	165 bushels
Soybeans	77.5 acres	45 bushels

*This farm is a whole unit and is subject to an FSA split.*

#### Taxes (Tracts 1 and 2):

- \$5,912



### Property Location



## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	37.52	49.34	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	18.14	23.85	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	11.44	15.04	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.33	7.01	83.0	0	69	3e
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.89	2.49	76.0	0	82	2w
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.72	2.26	53.0	0	65	4e
TOTALS		76.04(*)	100%	85.95	-	81.28	1.96

## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	33.5	42.61	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	13.72	17.45	89.0	0	83	2e
507	Canisteo clay loam, 0 to 2 percent slopes	11.87	15.1	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	8.47	10.77	89.0	0	81	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.98	10.15	59.0	0	75	3w
95	Harps clay loam, 0 to 2 percent slopes	3.08	3.92	72.0	0	82	2w
TOTALS		78.62(*)	100%	83.26	-	81.78	1.99



# Simulcast 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 November 17, 2023, or such other date agreed to by the parties. Subject to the current lease. This lease has been terminated, allowing the buyer(s) rights to the property for the 2024 crop season.

**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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on November 17, 2023, 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 the closing agent.

**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 two individual tracts as Buyers Choice. The winning bidder gets the option to purchase tracts 1, 2 or both farms at top bid. 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. Absentee or telephone bids will be accepted with 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:** William G. Lewin Trust and Jon S. Lewin

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, September 4, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 8, 2023, with bidding concluding at the end of the live auction.

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

All bids on the tract 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 on-line 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.