

FOR SALE BY BIDS

50+/- Acres • Winnebago County, Iowa

HIGHLIGHTS:

- Close to grain outlets
- One field, easy access
- Productive soils

A-15257

BID DEADLINE: No later than Friday, October 30, 2020
Contact Agent for Additional Details!

Property Location: Farm is located 3.5 miles south of Thompson on the west side of 100th Avenue and south side of 380th Street.

Legal Description: East 50 acres of the NE1/4 Section 15-98-25, Linden Township, Winnebago County.



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For additional information, please contact:

Doug Bergemann, Agent

Owatonna, Minnesota

Cell: (507) 420-8328

Office: (507) 413-6339

DBergemann@FarmersNational.com

www.FarmersNational.com/DougBergemann



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Property Information

Property Description: Great add on unit in a highly competitive market. Don't miss this opportunity to purchase this farm that has not been offered for sale in decades.

Improvements: Some drain tile

Taxes: \$1,580

FSA Farm Data:

Cropland 46.6 acres
 Non-Crop 3.4 acres
 Total 50.0 acres

FSA Information:

Tract	Base	Yield
3091 Corn	30.2 acres	147 bushels
3091 Soybeans	16.38 acres	36 bushels

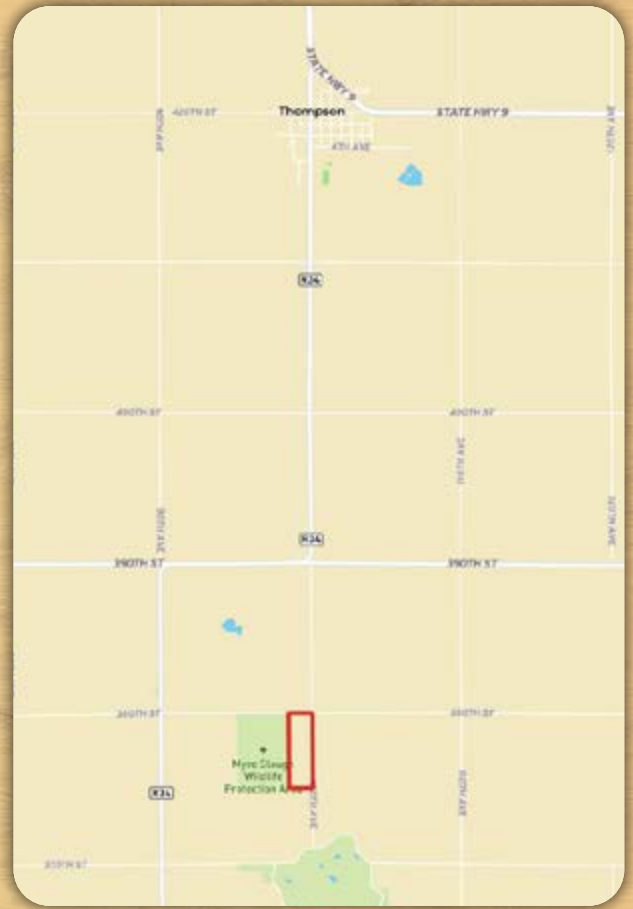
Aerial Map



Soil Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	15.5	30.56	75	3e
55	Nicollet clay loam, 1 to 3 percent slopes	6.4	12.66	89	1
507	Canisteo clay loam, 0 to 2 percent slopes	1.0	1.98	84	2w
138B	Clarion loam, 2 to 6 percent slopes	3.3	6.44	89	2e
107	Webster clay loam, 0 to 2 percent slopes	18.0	35.49	86	2w
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	2.1	4.2	85	2e
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.0	7.88	53	4e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.4	0.79	83	3e
TOTALS		50.7	100%	80.51	2.34

For Sale By Bid 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 at 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 30, 2020 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. 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 is on November 30, 2020 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 opinion, 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. Both the Seller and Buyer(s) will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

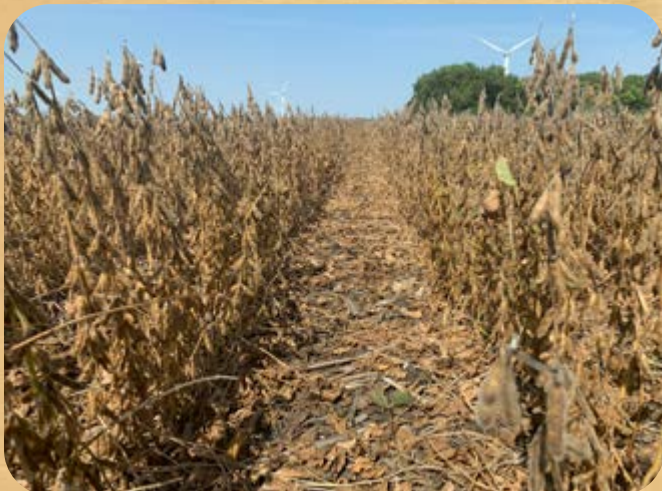
For Sale By Bids: Written bids will be received at the office of **Doug Bergemann, PO Box 514, Owatonna, Minnesota 55060 up to October 30, 2020.** Bids should be for the total amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 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: John Scott Lawrence, etal





Bid Form

50 Acres, Winnebago County Iowa, A-15257

Legal Description: East 50 acres of the NE1/4 Section 15-98-25, Linden Township, Winnebago County.

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than Friday, October 30, 2020 to:

Doug Bergemann
Farmers National Company
PO Box 514, Owatonna, Minnesota 55060
Email: DBergemann@FarmersNational.com
Cell: 507-420-8328