

SIMULCAST AUCTION

176.14+/- Acres, Mills County, Iowa
Thursday, April 7, 2022 • 9:00 AM

Lakin Community Center • 61321 315th Street • Malvern, Iowa

Highlight Features:

- Outstanding CSR2 rating
- Nearly 98% production acres
- Open to farm for 2022!



A-15643

To Register and Bid on this Auction, go to: www.FNCBid.com

ONLINE BIDDING AVAILABLE!

Online bidding starts Tuesday, April 5, 2022 at 8:00 AM

Bidding closes Thursday, April 7, 2022 at the conclusion of the live event.



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For additional information, please contact:

JT Oltman, AFM, Agent

Oakland, Iowa

Office: (712) 482-6854

Cell: (402) 672-7400

JOltman@FarmersNational.com

www.FarmersNational.com/JTOltman



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Property Location: Leaving Malvern, head south on 315th Street, then head east on Marh Avenue and stay on the blacktop road. The farm is on the south side of Mulloney Avenue.

Legal Description: W1/2 E1/2 Section 4 and NW1/4 NE1/4 Section 9, Township 71N, Range 41W of the 5th PM

Property Description: Nice river bottom farm on a blacktop road near grain markets, excellent CSR2 rating, and very high percentage of production acres. Open to farm for 2022!

Farm Data:

Cropland	172.3 acres
Non-crop	<u>3.84 acres</u>
Total	176.14 acres

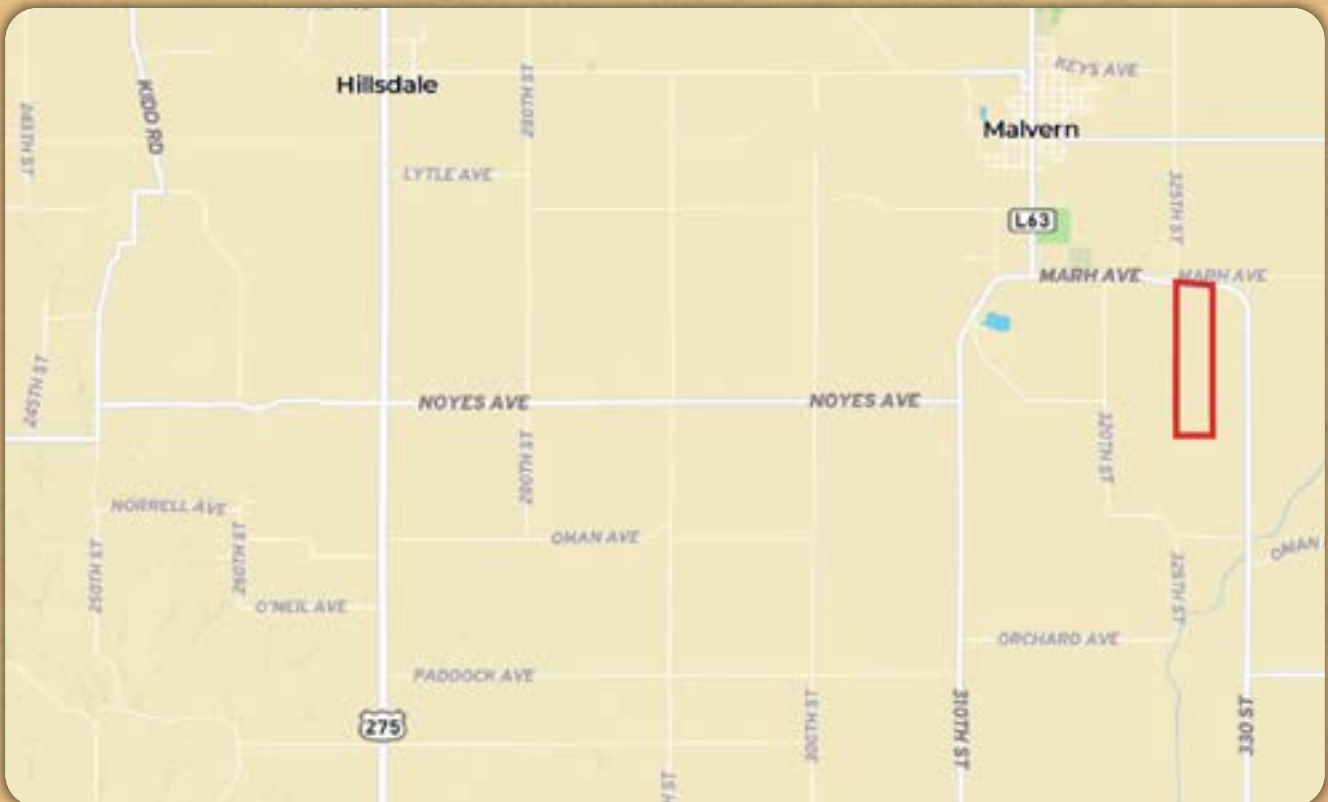
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	104.28 acres	143 bushels
Soybeans	68.02 acres	60 bushels

Taxes: \$6,666



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	77.11	54.75	99.0	0	98	1
1299	Minden silty clay loam, 0 to 2 percent slopes	41.75	29.64	94.0	0	99	1
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	13.98	9.93	88.0	0	87	3e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	6.54	4.64	92.0	0	96	2e
234	Nishna silty clay loam, 0 to 2 percent slopes	1.48	1.05	61.0	0	52	3w
TOTALS		140.84(*)	100%	95.72	-	96.64	1.27



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 May 3, 2022, or such other date agreed to by the parties.

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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 equally paid by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on May 3, 2022, 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 Farmers National Company.

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: Hageman Trust

Auctioneer: Joel Ambrose, Marshall Hansen

Online Bidding Procedure:

This online bidding begins on
Tuesday, April 5, 2022, at 8:00 AM.

**Bidding closes on Thursday, April 7, 2022,
at the close of the live auction.**

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