

A-15649



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Boone County, Iowa

Monday, September 11, 2023 | 10:00 AM

Administration Building, Central Iowa Expo | 1827 217th Street, Boone, Iowa

Highlights:

- Two highly tillable tracts in eastern Boone County, minutes from Ames
- Soils of excellent quality, CSR2 are both greater than weighted mean of Boone County
- Lease possession available for 2024

For additional information, please contact:

Ben Watson, AFM/Agent | (515) 971-7951

BWatson@FarmersNational.com

Bidding Starts | Thursday, September 7, 2023, at 8:00 AM CDT

Bidding Ends | Monday, September 11, 2023, at close of live event

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

From Exit #142 to Napier on U. S. Highway 30, south on X Avenue three miles to 260th Street at Napier, then west 2.25 miles to southeast corner of Tract #1. Continue west to U Avenue, turn north and travel 0.5 mile to southwest corner of Tract #2. From Iowa Highway 17 at Luther, travel north to 260th Street, then right and travel two miles east to U Avenue. Then, travel 0.5 mile north to southwest corner of Tract #2 or 0.5 mile east to southwest corner of Tract #1.

Legal Description:

- **Tract 1:** SW1/4SE1/4 of Section 21, T-83-N, R-25-W of the 5th P.M.
- **Tract 2:** SW1/4NW1/4 of Section 21, T-83-N, R-25-W of the 5th P.M.

Property Description:

- **Tract 1:** CSR2 of 87.8 per FNC mapping with 39.5 FSA cropland acres.
- **Tract 2:** CSR2 of 83.21 per FNC mapping with 39.6 FSA cropland acres.

Farm Data:

• Tract 1:	
Cropland	39.5 acres
Non-crop	<u>0.5 acres</u>
Total	40 acres
• Tract 2:	
Cropland	39.6 acres
Non-crop	<u>0.4 acres</u>
Total	40 acres

FSA Information:

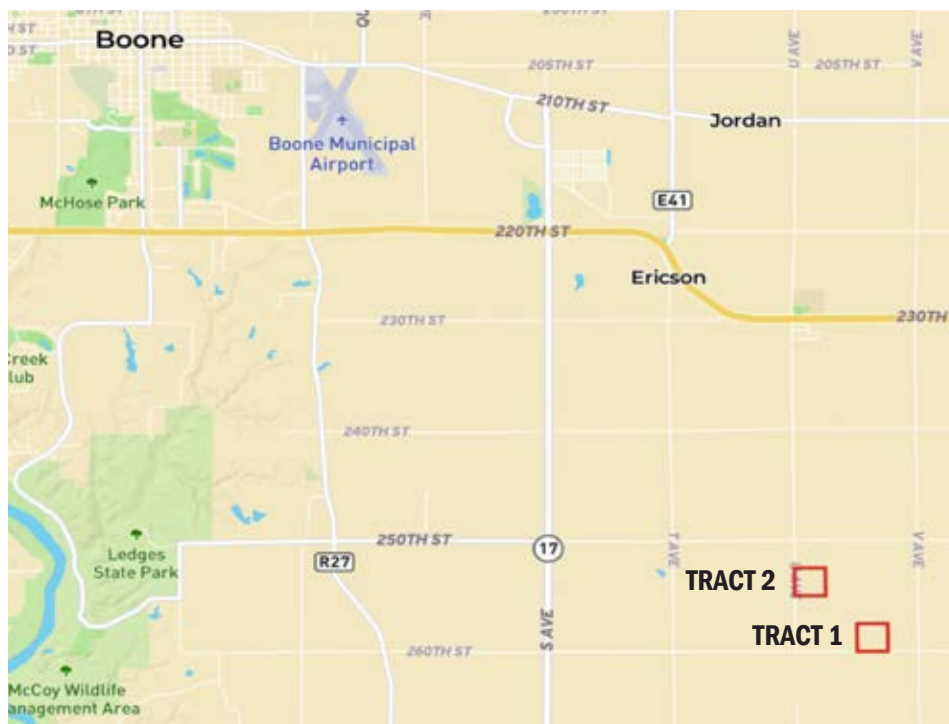
Tracts 1 and 2:	Base	Yield
Corn	39.20 acres	156 bushels
Soybeans	39.20 acres	42 bushels

Subject to reconstitution by FSA if tracts are sold to separate buyers

2021 Taxes:

- **Tract 1:** \$1,058
- **Tract 2:** \$1,002

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.68	46.33	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	16.43	40.75	87.0	0	81	2w
L55	Nicollet loam, 1 to 3 percent slopes	3.17	7.86	91.0	0	85	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.04	5.06	88.0	0	84	2w
TOTALS		40.32(*)	100%	87.83	-	81.0	1.92

Tract 1 Field Drive



Tract 1 View From Southeast Corner



Tract 1 View From Southwest Corner



Tract 2 Aerial Photo



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.2	27.63	87.0	0	81	2w
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	9.02	22.26	84.0	0	76	3e
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.64	16.38	75.0	0	81	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.83	11.92	88.0	0	80	2e
L55	Nicollet loam, 1 to 3 percent slopes	4.18	10.31	91.0	0	85	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.36	5.82	88.0	0	84	2w
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.31	5.7	56.0	0	72	3w
TOTALS		40.54(*)	100%	83.21	-	79.86	2.18

Tract 2 View From Northwest Corner



Tract 2 View From Southwest Corner



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 10, 2023, 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 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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on November 10, 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 Farmers National Company.

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 and Buyer(s) will each 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.

Sale Method: The real estate will be offered in two individual tracts via High Bidder Choice - who holds high bid has option to select either one or both of two tracts. 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: Donna L. O'Grady Testamentary Trust fbo Sean K. O'Grady % First National Bank of Omaha, Trustee

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, September 7, 2023, at 8:00 AM CDT. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, September 11, 2023, with bidding concluding at the end of the live auction.

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