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Company

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A-17053

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ONLINE AUCTION

160± Acres, Plymouth County, Iowa

Bidding starts | Tuesday, November 7, 2023 at 1:00 PM

Bidding closes | Tuesday, November 14, 2023 at 1:00 PM

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

Highlights:

- Excellent producing, well-cared for farm
- Close proximity to aggressive grain outlets
- Acreage includes four bedroom house and two grain bins

For additional information, please contact:

Scott Louscher, AFM, Agent | (712) 540-1184

SLouscher@FarmersNational.com

Property Information

Directions to Property: 31328 Lynx Avenue, Hinton, Iowa.
 From Hinton, Iowa, travel one mile east on County Road C60, one and one-half mile south on County Road K42, five miles east to Lynx Avenue. This puts you at the northwest corner of the farm. Travel a half mile south on Lynx Avenue to view the acreage. Or, from the intersection of Highway 75 and County Road C70, travel approximately seven miles east on C70 and three and one-half miles north on Lynx Avenue. This puts you at the acreage.

Legal Description: NW1/4 Section 21 - T90N - R45W of 5th PM, Plymouth County, Iowa (Lincoln Township)

Property Description: Well-cared for, excellent producing farm providing easy access and located near several aggressive grain outlets. Along with the farmland is a surveyed two-story, four bedroom farmhouse and two steel grain bins.

Property Showing: Sunday, October 29, 2023 from 3:00 PM to 7:00 PM at 31328 Lynx Avenue, Hinton, Iowa.

Farm Data:

Cropland	145.15 acres
Non-crop	12.37 acres
Buildings	2.48 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	73.67 acres	154 bushels
Soybeans	71.48 acres	47 bushels

2022 Taxes: \$6,280

Additional Comments: Buyer will also reimburse Seller for a portion of 3.25 T Chicken Litter applied fall of 2022. This reimbursement shall be \$15,000 settled at closing.

The Buyer is responsible for bringing the septic system up to code or removing the house. This will not be the Seller's Responsibility.



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	76.14	49.58	84.0	0	68	3e
310B	Galva silty clay loam, 2 to 5 percent slopes	46.77	30.46	95.0	0	75	2e
467B	Radford silty clay loam, 2 to 5 percent slopes	28.99	18.88	75.0	0	77	2w
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	1.68	1.09	58.0	0	60	3e
TOTALS		153.58(*)	100%	85.37	-	71.75	2.51



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 5, 2024, or such other date agreed to by the parties.

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 Sullivan & Ward.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Sullivan & Ward 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 the Seller and the Buyer. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 5, 2024, 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 Sullivan & Ward.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Tuesday, November 7, 2023, at 1:00 PM until Tuesday, November 14, 2023, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

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

Sellers: Sayre Living Trust

Online Bidding Procedure: This online auction begins on Tuesday, November 7, 2023, at 1:00 PM. Bidding closes on Tuesday, November 14, 2023, at 1:00 PM.

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.

