

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

140.46± Acres, Harrison County, Iowa

Wednesday, November 17, 2021 • 10:00 AM

Rand Community Center | 100 South 4th Street, Missouri Valley, Iowa

## Highlights:

- Nice investment or addition to farming operation
- Highway 30 frontage just a few miles from town
- Open tenancy for 2022 crop year



A-17067

## ONLINE BIDDING AVAILABLE!

Bidding starts Monday, November 15, 2021, at 8:00 AM,  
with bidding concluding at the end of the live event.

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)



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# Property Information

**Property Location:** From Interstate 29, west of Missouri Valley, Iowa, travel three miles west on Highway 30. Farm is located on the northeast corner of the intersection of Grover Avenue and Highway 30.

**Legal Descriptions:** SW1/4 of Section 13 lying south of the UP Railroad right-of-way, Township 78N, Range 44W of the 5th P.M. in Harrison County, Iowa

**Property Description:** Highly tillable farm located just west of Missouri Valley, Iowa along Highway 30. Previous CRP contract has expired so all acres are eligible to be farmed for 2022. Farm is easily accessible and located close to major grain facilities in Blair, Nebraska. Nice opportunity to add acres to your farming operation or investment portfolio.

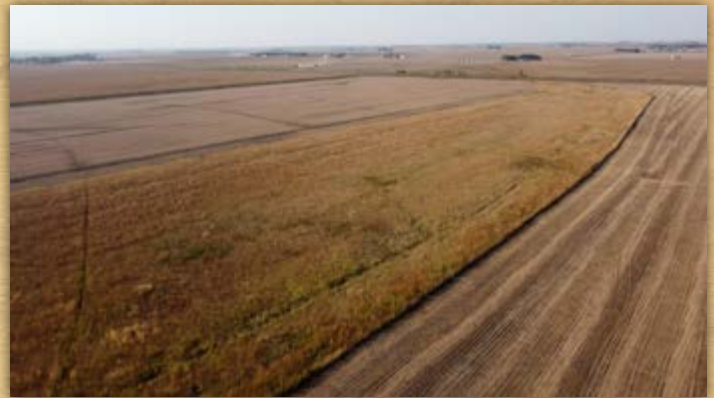
## Farm Data:

Cropland 118.63 acres (per FSA)  
CRP 25.19 acres  
*(Expired - available to farm in 2022)*  
Total 143.82 acres

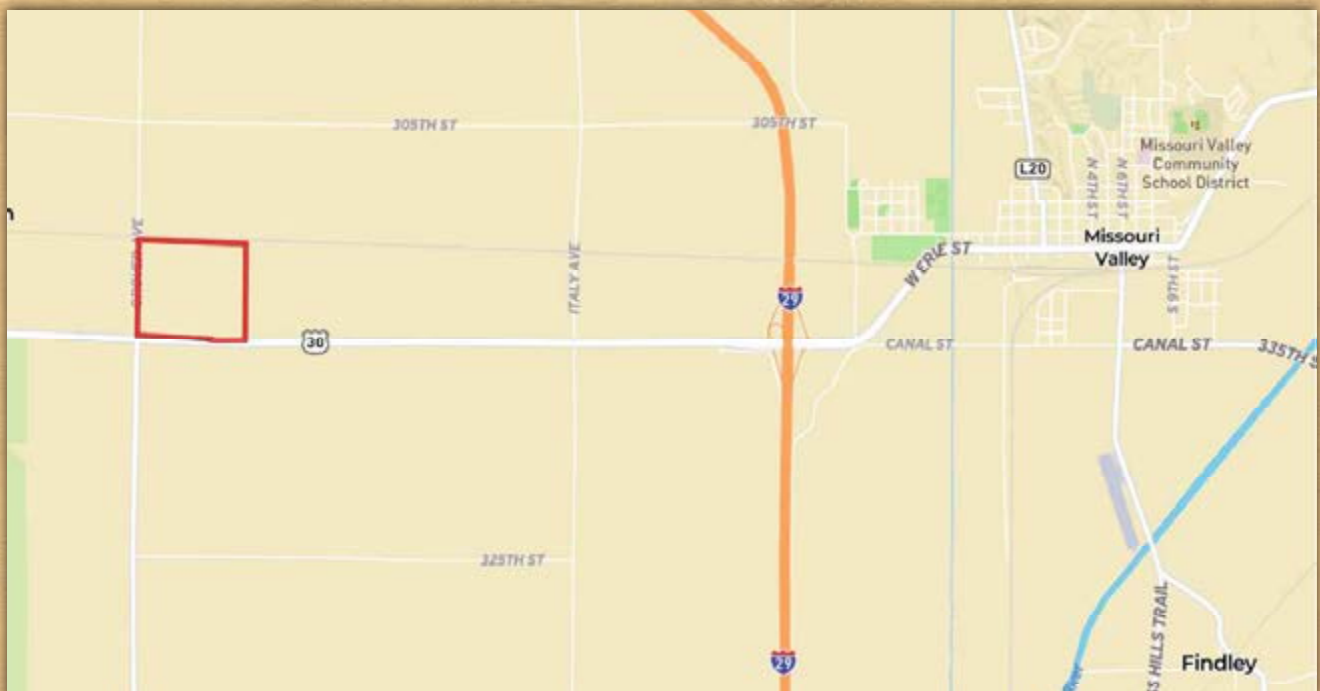
## FSA Information: Farm #376 | Tract #507

|          | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn     | 70.2 acres  | 133 bushels  |
| Soybeans | 48.4 acres  | 37 bushels   |

**Taxes:** \$3,486.37 or \$24.83 per acre



Property Location Map





**Aerial Photo**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION               | ACRES     | %     | CSR2  | NCCPI | CAP  |
|-----------|--------------------------------|-----------|-------|-------|-------|------|
| 866       | Luton silty clay, thin surface | 98.13     | 70.23 | 52.0  | 53    | 3w   |
| 67        | Woodbury silty clay            | 21.51     | 15.4  | 65.0  | 56    | 3w   |
| 553       | Forney silty clay              | 12.6      | 9.02  | 49.0  | 51    | 3w   |
| 255       | Cooper silty clay loam         | 5.14      | 3.68  | 84.0  | 64    | 2w   |
| 36        | Salix silty clay loam          | 2.34      | 1.67  | 97.0  | 97    | 1    |
| TOTALS    |                                | 139.72(*) | 100%  | 56.66 | 54.42 | 2.93 |





# Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**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 December 29, 2021 or such other date agreed to by the parties. Subject to current lease that is in place. Lease has been formally terminated.

**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 Norelius Nelson Law Firm (Bradley Nelson- attorney) in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Norelius Nelson Law Firm Trust Account (Bradley Nelson- attorney) 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. Sale is not contingent upon Buyer financing.

**Closing:** The sale closing is on December 29, 2021 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 Norelius Nelson Law Firm Trust Account (Bradley Nelson- attorney).

**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.

**Sellers:** Rumsey 1990 Revocable Trust

**Auctioneer:** Kam Harstack

## Online Bidding Procedure:

**Bidding starts Monday, November 15, 2021, 8:00 AM with bidding concluding at the end of the live event.**

**To register and bid on this auction go to:**  
[www.FNCBid.com](http://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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.