

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**397.0+/- Acres • Dallas County, Iowa**

**Thursday, June 8, 2023 • 10:00 AM**

**Dallas County Fair Community Building | 28057 Fairground Road, Adel, Iowa**

## Highlights:

- Offered in three tracts via high bidder choice
- Located between Adel and Dallas Center
- Overall average of 97% cropland acres with 88 CSR2 rating
- Excellent location with great access along or near pavement
- Productive Canisteo-Clarion-Nicollet soils
- Seller retaining possession of 2023 crops

A-17481

## ONLINE SIMULCAST BIDDING

**Starts Wednesday, June 7, 2023, at 8:00 AM.**

**Closes Thursday, June 8, 2023 at close of live event.**

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



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For additional information, please contact:

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# Property Information

## Property Location:

From Dallas Center, travel south for 2 miles on County Highway R16 (R Avenue), turn west on 260th Street (Palo Circle) for 0.5 miles to Tract 1 and 2. To Tract 3, continue on R16 for another mile south and turn west on 270th Street for 0.5 miles.

## Legal Description:

**Tract 1:** Parcel ID 1110400002, 1110400004  
East Half of Southeast Quarter (E1/2 SE1/4) Section 10, Township 79 North, Range 27 West

**Tract 2:** Parcel ID 1115200002, 1115200003, 1115200004, 1115200006  
Northeast Quarter (NE1/4), except Parcel "A", Section 15, Township 79 North, Range 27 West

**Tract 3:** Parcel IDs 1115400001, 1115400002, 1115400003, 1115400004  
Southeast Quarter (SE1/4) Section 15, Township 79 North, Range 27 West

Abstract(s) to govern legal descriptions.

## Property Description:

Outstanding land located in Dallas County, between Adel and Dallas Center. Offered in three tracts via high bidder choice. Investment quality land with overall average of 97% cropland acres with 88 CSR2 rating. Excellent location with great access along or near pavement. Each tract consists of productive Canisteo-Clarion-Nicollet soils. Seller is retaining possession of the 2023 crops. Buyer will receive full possession after the corn and soybeans are harvested.

Be sure to review the information available on our website including a flyover video, FSA documents, several maps including: tile, aerial, soils, topography, tax parcel, and plat.

## Farm Data:

### Tract 1:

Cropland	77.63 acres
Non-crop	<u>2.37 acres</u>
Total	80.0 acres

### Tract 2:

Cropland	153.28 acres
Non-crop	<u>3.72 acres</u>
Total	157.0 acres

### Tract 3:

Cropland	155.65 acres
Non-crop	<u>4.35 acres</u>
Total	160.0 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	271.57 acres	151 bushels
Soybeans	114.99 acres	40 bushels

Base Acres subject to reconstitution if tracts sell separately.

## Taxes:

**Tract 1:** \$2,470.00

**Tract 2:** \$4,970.00

**Tract 3:** \$5,082.00

## Property Location Map



## Aerial Map



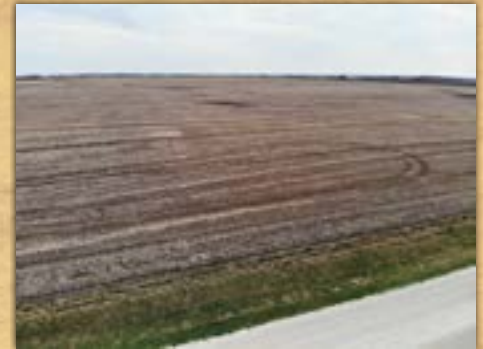


### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	45.61	59.48	87.0	0	82	2w
L55	Nicollet loam, 1 to 3 percent slopes	21.25	27.71	91.0	0	86	1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.83	12.82	88.0	0	81	2e
TOTALS		76.69(*)	100%	88.25	-	82.99	1.72

### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	52.8	34.0	87.0	0	82	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	46.5	29.94	88.0	0	81	2e
L55	Nicollet loam, 1 to 3 percent slopes	27.93	17.98	91.0	0	86	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	27.01	17.39	88.0	0	84	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.06	0.68	59.0	87	75	3w
TOTALS		155.3(*)	100%	88.0	0.59	82.71	1.83

### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	58.17	36.95	88.0	0	81	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	36.11	22.94	87.0	0	82	2w
L55	Nicollet loam, 1 to 3 percent slopes	35.06	22.27	91.0	0	86	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.11	17.85	88.0	0	84	2w
TOTALS		157.45(*)	100%	88.44	-	82.88	1.78



# 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 Wednesday, July 26, 2023. Seller is retaining possession of the 2023 crops. Buyer will receive full possession after the corn and soybeans are harvested.

**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 the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on Wednesday, July 26, 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 will pay 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 three individual tracts via high bidder choice.** All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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:** Charles B. Brandt, Carolyn J. O'Brien, Samuel B. O'Brien, Marietta B. Brandt, Sara J. Eddy, Carolyn E. Anders Separate Property Trust, Cynthia A. O'Brien Revocable Trust, Elizabeth R. Eddy Trust, Cathy L. Eddy Living Trust, William A. Eddy Living Trust

**Auctioneer:** Joel Ambrose, Marshall Hansen

## Online Bidding Procedure

**Online bidding begins Wednesday, July 7, 2023, at 8:00 AM. Bidding ends on Thursday, July 8, 2023, at the close of the live auction.**

**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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.