

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

322.19+/- Acres • Plymouth County, Iowa

Tuesday, November 9, 2021 • 10:30 AM

Kingsley Community Center | 207 East 1st Street, Kingsley, Iowa

## Highlights:

- Rare opportunity to own a larger tract of land on the edge of Kingsley that hasn't been for sale in many years; offered in two tracts.
- Excellent producing grain farm showing excellent care; five year yield history of 216 bu./acre corn and 60 bu./acre soybeans



A-17871

**Property Showing:** Saturday, October 23, 2021 • 1:00 - 3:00 PM  
33924 Quest Avenue, Kingsley, Iowa

## ONLINE SIMULCAST BIDDING

Starts Monday, November 1, 2021 at 8:00 AM.

Closes Tuesday, November 9, 2021 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:

Paul Sickler, AFM/Agent  
Brandon, South Dakota

Cell: (605) 366-4704

Office: (605) 800-4320

[PSickler@FarmersNational.com](mailto:PSickler@FarmersNational.com)

[www.FarmersNational.com/PaulSickler](http://www.FarmersNational.com/PaulSickler)



# Property Information

## Property Location:

Located just south of Kingsley, Iowa. The house and building site are at 33924 Quest Avenue, Kingsley, Iowa.

## Legal Description:

- **Tract 1:** Frac'l SW1/4 of Section 31, T90N, R43W
- **Tract 2:** Part of Frac'l NW1/4 of Section 31, T90N, R43W (long legal description is on file, please contact agent)

## Property Description:

An excellent opportunity to purchase two tracts of farmland located next to the town of Kingsley, Iowa. Both tracts have a long history of excellent crop production and have been well taken care of.

**Tract 1:** 168.25 taxable acres with 163.05 cropland acres per FSA records. A good producing tract of land. This tract contains the building site with a 1,548 sq. ft. one and a half story house, detached garage 30' x 36', pole barn for hay storage, and a nice machine shed 48' x 70'. There are also two grain storage bins, 30' x 18' and 24' x 17'.

Septic System Time of Transfer Inspection has been completed. It will be the buyer's responsibility to install a new septic system.

**Tract 2:** 153.94 taxable acres with 138.99 cropland acres per FSA records. Good producing farmland with well maintained terraces. This tract is situated adjacent to the city of Kingsley.



## Farm Data:

• <b>Tract 1:</b>	
Cropland	163.05 acres
Non-crop	.73 acres
Terraces	.69 acres
Buildings	<u>3.78 acres</u>
Total	168.25 acres
• <b>Tract 2:</b>	
Cropland	138.99 acres
Non-crop	11.88 acres
Terraces	<u>3.07 acres</u>
Total	153.94 acres

## FSA Information:

• <b>Tract 1:</b>	<u>Base</u>	<u>Yield</u>
Corn	107.8 acres	169 bushels
Soybeans	53.7 acres	51 bushels
Oats	0.5 acres	73 bushels
• <b>Tract 2:</b>	<u>Base</u>	<u>Yield</u>
Corn	98.8 acres	169 bushels
Soybeans	43.1 acres	51 bushels

## 2020 Taxes:

- **Tract 1:** \$4,998.00
- **Tract 2:** \$3,598.00

## Location Map





### Tract 1 Aerial Photo



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	24.9	14.86	32	3e
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	37.0	22.11	84	3e
310B	Galva silty clay loam, 2 to 5 percent slopes	12.2	7.27	95	2e
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	48.8	29.16	57	3e
467B	Radford silty clay loam, 2 to 5 percent slopes	16.6	9.88	75	2e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	28.0	16.73	58	3e
TOTALS		167.4	100%	63.96	2.83



### Tract 2 Aerial Photo



### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
310B	Galva silty clay loam, 2 to 5 percent slopes	13.9	9.02	95	2e
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	41.2	26.81	84	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	30.7	19.98	32	3e
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	24.9	16.18	57	3e
467B	Radford silty clay loam, 2 to 5 percent slopes	34.9	22.71	75	2e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.2	5.3	58	3e
TOTALS		153.9	100%	66.81	2.68



# 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 or about December 9, 2021 or such other date agreed to by the parties. Subject to current lease. The lease has been terminated and ends on February 28, 2022.

**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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent, 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 is on or about December 9, 2021 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 the closing agent.

**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 two individual tracts. 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. 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:** ORIA, LLC

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, November 1, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, November 9, 2021, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fnccbid.com](http://www.fnccbid.com)**

All bids on the tract will be visible on-line, 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.