

ONLINE LAND AUCTION

160+/- Acres • Calhoun County, Iowa

Online bidding starts Monday, January 18, 2021 • 8:00 AM

Bidding closes Thursday, January 21, 2021 • 10:00 AM

Highlights:

- Quality Calhoun County farm
- 98% tillable with open lease
- High commodity prices/low interest rates



A-18280

To Register and Bid on this Auction, go to: www.fncbid.com



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For additional information, please contact:

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Property Information

Property Location: From the southwest corner of Rinard, Iowa, travel north one mile on County Road P13 to 300th Street then travel east for one-half of a mile. The farm will be to the north.

Legal Descriptions: The SE1/4 of Section 8, T87N-R31W of the 5th P.M., Calhoun County, Iowa.

Property Description: This is your chance to acquire a high quality Calhoun County Farm that is highly tillable with no obstructions. This property offers various tile improvements and an open lease for 2021. With the lack of land on the market, low interest rates, strong current commodity prices and an optimistic outlook on future pricing, now is the time to lock into this long term investment! **Please visit our website for further details including tile maps!**

Farm Data:

Cropland	156.05 acres
Non-crop	<u>3.95 acres</u>
Total	160.00 acres

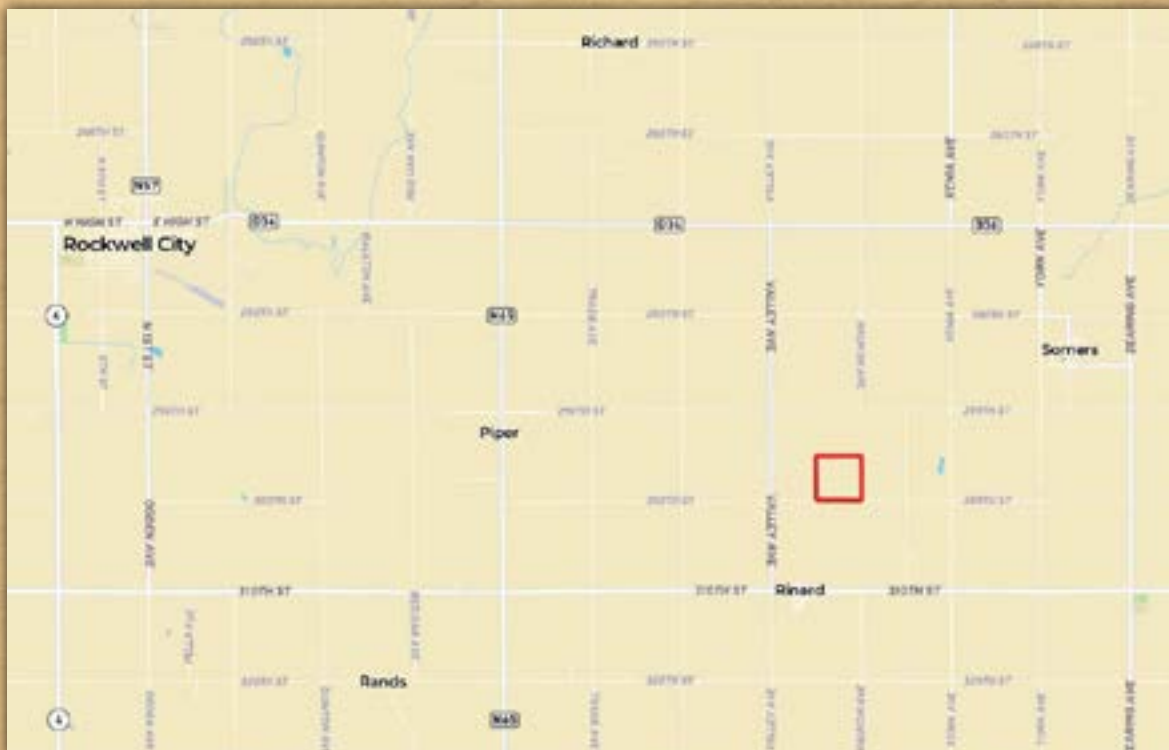
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	78 acres	149 bushels
Soybeans	78 acres	41 bushels

Taxes: \$3,842.00



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
506	Wacousta silty clay loam, 0 to 1 percent slopes	2.1	1.34	74	3w
507	Canisteo clay loam, 0 to 2 percent slopes	51.5	32.78	84	2w
508	Wacousta variant silty clay loam, 0 to 1 percent slopes	8.3	5.28	74	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.9	0.56	83	3e
107	Webster clay loam, 0 to 2 percent slopes	29.9	19.06	86	2w
138B	Clarion loam, 2 to 6 percent slopes	10.1	6.44	89	2e
55	Nicollet clay loam, 1 to 3 percent slopes	23.1	14.73	89	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.6	8.68	59	3w
90	Okoboji mucky silt loam, 0 to 1 percent slope	4.1	2.58	55	3w
95	Harps clay loam, 0 to 2 percent slopes	13.4	8.52	72	2w
TOTALS		156.9	100%	80.83	2.04



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 February 25, 2021 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 Gary T. Gee Law Office Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Gary T. Gee Law Office Trust Account, 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 February 25, 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 Gary T. Gee Law Office.

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 as one individual tract. All bids are open for advancement **starting Monday, January 18, 2021, at 8:00 AM until Thursday, January 21, 2021, at 10:00 AM**, 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 two minutes of the auction ending will automatically extend the auction for two minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the two 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 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: Harriet Magugliani Estate

Online Bidding Procedure:
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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.

