

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

158.99+/- Acres • Plymouth County, Iowa
Monday, November 8, 2021 • 10:30 AM
Kingsley Community Center | 207 East 1st Street, Kingsley, Iowa

Highlights:

- Highly productive soils, above county average CSR II value
- Good producing grain farm showing excellent care
- Excellent location along hard surface road



A-18478

ONLINE SIMULCAST BIDDING

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

Closes Monday, November 8, 2021 at close of live event.

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 Kingsley, Iowa, travel five miles north on Highway 140 to the northwest corner of the farm.

Legal Description:

NW1/4 of Section 32, T91N, R43W, less highway right of way.

Property Description:

Farmers National Company is proud to offer this high quality Plymouth County farmland at auction. An excellent parcel for the investor or expanding farm operator. With strong commodity prices, low interest rates, excellent yield potential and the bullish outlook in agriculture, now is the time to purchase this long term investment.

Farm Data:

Cropland	137.63 acres
Non-crop	13.43 acres
Terraces	<u>7.93 acres</u>
Total	158.99 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	71.4 acres	152 bushels
Soybeans	71.4 acres	44 bushels

2020 Taxes:

\$4,576.00

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	0.1	0.04	57	3e
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.7	10.21	78	2w
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	68.5	44.67	84	3e
467	Radford silty clay loam, 0 to 2 percent slopes	0.5	0.33	79	1
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.8	4.41	32	3e
467B	Radford silty clay loam, 2 to 5 percent slopes	20.1	13.13	75	2e
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	24.2	15.8	95	2e
310B	Galva silty clay loam, 2 to 5 percent slopes	17.5	11.41	95	2e
TOTALS		153.3	100%	82.88	2.49



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

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 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 one tract. 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: Van Etten Farms, LLC, Sheryl Sostarich Revocable Trust, Jon Sostarich Revocable Trust

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 Monday, November 8, 2021, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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.