

**SCAN THE QR CODE  
FOR MORE INFO!**



# ONLINE AUCTION

**160± Acres, Plymouth County, Iowa**

**Bidding starts | Tuesday, September 9, 2025 at 8:00 AM**

**Bidding closes | Wednesday, September 10, 2025 at 1:00 PM**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## **Highlights:**

- Highly productive soils with an average CSR II rating of 87.05
- Very good producing grain farm showing excellent care
- Close to strong grain markets

**For additional information, please contact:**

**Paul Sickler, AFM/Agent | (605) 366-4704**

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



# Property Information

## Directions to Property:

From Oyens, IA, travel 3 miles South on County Road K64 and then 1/2 mile East on 190th Street to the Northwest corner of the farm. OR, from Remsen, IA, travel 2 miles South on L12 and then 3 miles West on 190th Street to the Northeast corner of the farm.

## Property Description:

Whether you are an investor or farm operator looking to expand your land holdings, this is a tremendous opportunity to purchase an outstanding quality Plymouth County farm. The property will be sold by an online only auction, with the final bid price times the gross acres of 160 acres. This farm has 150.61 cropland acres according to the Plymouth County FSA office and has an excellent CSR II rating of 87.05 according to the Plymouth County Assessor’s Office. The land is gently to moderately rolling and has been managed extensively in recent years. Make plans today to register for this online only auction and purchase this outstanding farm property!

## Legal Description:

NE1/4 of Section 21, T92N, R44W of the 5th P.M.

## 2023 Taxes:

\$4,920.00

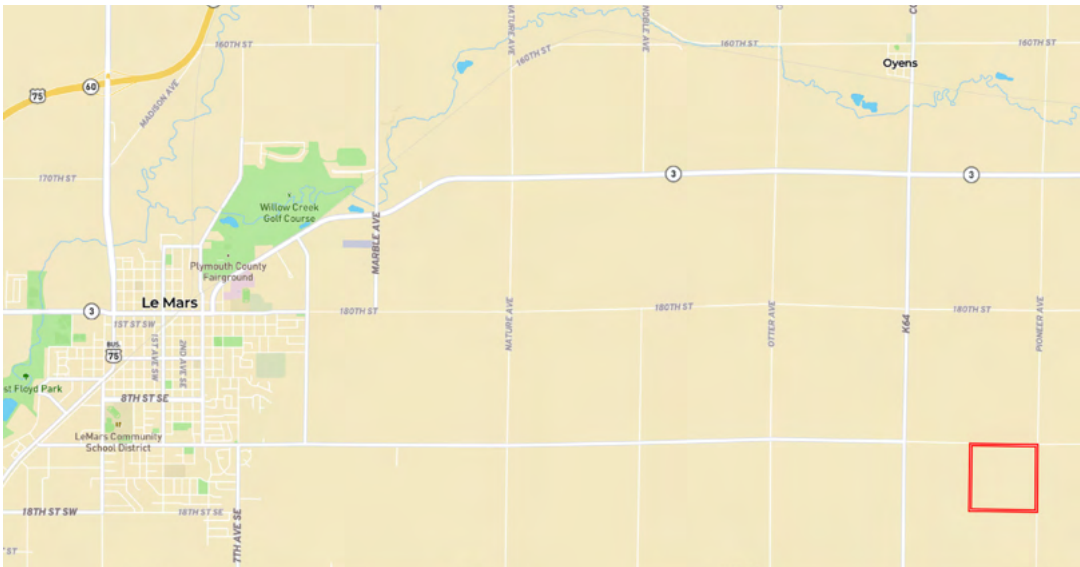
## Farm Data:

Cropland	150.61 acres
Non-crop	9.39 acres
Total	160.00± acres

## FSA Information:

	Base	Yield
Corn	77.3 acres	161 bushels
Soybeans	73.3 acres	51 bushels

## Location Map



## Aerial Map



## Soil Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
310B	Galva silty clay loam, 2 to 5 percent slopes	65.07	41.66	95.0	0	75	2e
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	57.08	36.55	84.0	0	68	3e
467B	Radford silty clay loam, 2 to 5 percent slopes	30.59	19.59	75.0	0	77	2w
T310B	Galva silty clay loam, terrace, 2 to 5 percent slopes	3.45	2.21	95.0	0	76	2e
TOTALS		156.19(*)	100%	87.07	-	72.86	2.37





# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on or about October 10, 2025, or such other date agreed to by the parties. Subject to the current lease that ends on February 28, 2026. The current 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 Iowa Abstract and Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Iowa Abstract and Title 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 both the seller and buyer(s) **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on or about October 10, 2025, 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 Iowa Abstract and Title 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 one individual tract. **All bids are open for advancement starting Tuesday, September 9, 2025 at 8:00 AM until Wednesday, September 10, 2025, at 1:00 PM**, 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 5 minutes of the auction ending will automatically extend

the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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:** The Van Etten Foundation CRT, dated May 27, 2025

**Online Bidding Procedure:** This online auction begins on **Tuesday, September 9, 2025, at 8:00 AM. Bidding closes on Wednesday, September 10, 2025, at 1:00 PM.**

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.

