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**A-19499**

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# FOR SALE BY BIDS

**71.71± Acres, Cerro Gordo County, Iowa**

**Offered in One Tract**

**BIDS DUE: Thursday, October 31, 2024**

**Contact Agent for Additional Details!**

## **Highlights:**

- **Quality farm**
- **Partially tiled**
- **Great location**



**For additional information, please contact:**  
**Doug Bergemann, AFM, Agent | (507) 420-8328**  
**[DBergemann@FarmersNational.com](mailto:DBergemann@FarmersNational.com)**

# Property Information

## Directions to Property:

Located just north of Hanford on the east side of Spruce Avenue.

## Legal Description:

Fri W1/2NW1/4 Section 6, Township 95 North, Range 19 West

## Property Description:

Quality farm just north of Hanford, Iowa, and close to Mason City. Excellent grain markets.

## Farm Data:

Cropland	66.55 acres
Non-crop	<u>5.16 acres</u>
Total	71.71 acres

## FSA Information:

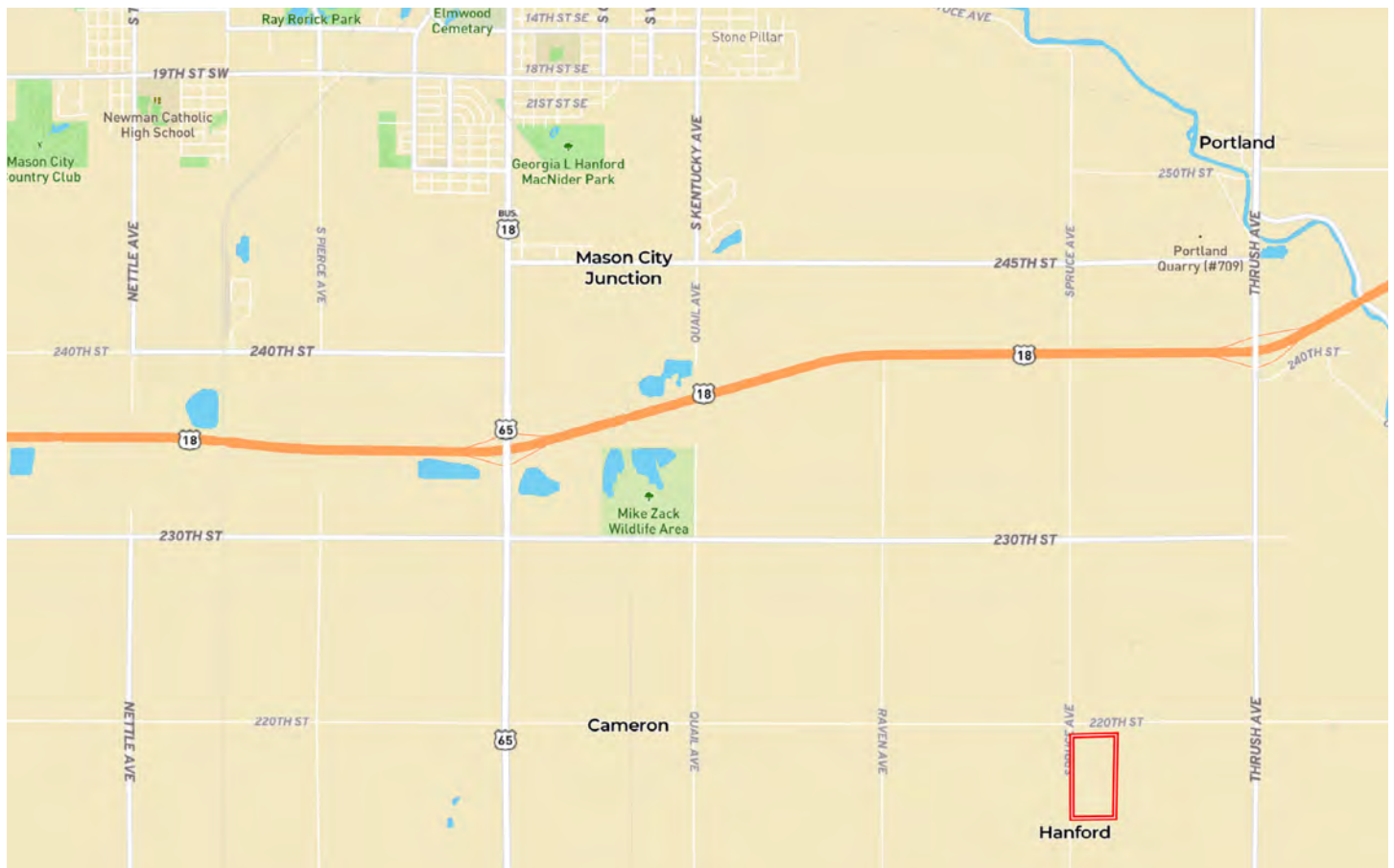
	<u>Base</u>	<u>Yield</u>
Corn	61.30 acres	126 bushels
Soybeans	5.50 acres	37 bushels

## Taxes:

- \$1,908.00



# Property Location



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
284B	Flagler sandy loam, 2 to 5 percent slopes	9.66	14.44	51.0	0	59	3e
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.91	11.83	53.0	0	81	2s
174	Bolan loam, 0 to 2 percent slopes	7.86	11.75	70.0	0	85	2s
198B	Floyd loam, 1 to 4 percent slopes	7.76	11.6	89.0	0	88	2w
83B	Kenyon loam, 2 to 5 percent slopes	7.37	11.02	90.0	0	89	2e
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.97	10.42	54.0	0	82	2w
171	Bassett loam, 0 to 2 percent slopes	5.9	8.82	90.0	0	95	1
777	Wapsie loam, 0 to 2 percent slopes	5.27	7.88	51.0	0	69	2s
471	Oran silt loam, 1 to 4 percent slopes	5.03	7.52	74.0	0	80	1
777B	Wapsie loam, 2 to 5 percent slopes	2.99	4.47	47.0	0	68	2e
84	Clyde silty clay loam, 0 to 3 percent slopes	0.17	0.25	88.0	0	91	2w
TOTALS		66.89(*)	100%	67.57	-	79.75	1.98



## For Sale By Bid 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 2, 2024, or such other date agreed to by the parties. Subject to the harvest of the current crop.

**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 Laird Law Firm.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Laird Law Firm the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on December 2, 2024, 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 Laird Law Firm.

**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 Buyer(s) and Seller will each pay half of the survey cost. Final contract prices will 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. Written bids will be received at the office of Doug Bergemann (PO Box 514, Owatonna, Minnesota 55060) up to October 31, 2024. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer, as there will be no oral bidding. The Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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:** Johnson Trust

