



Farmers
National
Company™

www.FarmersNational.com

A-19500

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

155.29± Acres, Mitchell County, Iowa

Tuesday, October 29, 2024 | 10:00 AM

VFW Hall | 3693 N Seventh Street (Highway 218), Osage, Iowa

Highlights:

- High-quality farm; 92.1 CSR2
- Pattern tilled
- Great location



For additional information, please contact:

Doug Bergemann, AFM, Agent | (507) 420-8328

DBergemann@FarmersNational.com

Bidding starts | Friday, October 25, 2024, at 8:00 AM
Bidding closes | Tuesday, October 29, 2024, at close of live event

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

From Stacyville, travel four miles south on paved county road T40 (Monument Avenue).

Legal Description:

NE1/4 Section 24-99-17 Exc. building site in NE1/4 of the NE1/4

Property Description:

Highly-productive, pattern tiled farm on a paved road close to ethanol plants. Don't miss this rare opportunity to purchase such a high-quality farm!

Property Description:

- Pattern tiled

Farm Data:

Cropland	148.88 acres
Non-crop	<u>6.41 acres</u>
Total	155.29 acres

FSA Information:

	Base	Yield
Corn	98.00 acres	164 bushels
Soybeans	50.88 acres	46 bushels

Taxes:

- \$5,542.00



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
184	Klinger silty clay loam, 1 to 4 percent slopes	50.31	33.37	95.0	0	89	1
682	Maxfield silt loam, 0 to 2 percent slopes	44.64	29.61	83.0	0	78	2w
377	Dinsdale silty clay loam, 0 to 2 percent slopes	31.63	20.98	99.0	0	86	1
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	24.17	16.03	94.0	0	89	2e
761	Franklin silt loam, 1 to 3 percent slopes	0.01	0.01	85.0	0	88	1
TOTALS		150.7 6(*)	100%	92.13	-	85.12	1.46



Simulcast 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 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 must be in the form of 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. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with 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: Johnson Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 25, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 29, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.