

# FOR SALE BY BIDS

**279+/- Acres, Woodbury County, Iowa**  
**BID DEADLINE: Friday, March 26, 2021 by 5:00 PM**  
*Contact Agent for Details!*

**Highlights:**

- Offered in two individual tracts
- Convenient access
- Well-cared for farms in strong farming community

## ONLINE BIDDING AVAILABLE

**Starts Monday, February 15, 2021 at 8:00 AM**

**Closes Friday, March 26, 2021 at 5:00PM**

**To register and bid on this property, go to:**  
[www.FNCBid.com](http://www.FNCBid.com)



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**For additional information, please contact:**

**Scott Louscher, AFM, Agent**  
**Paullina, Iowa**

Office: (712) 448-2112

Cell: (712) 540-1184

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[www.FarmersNational.com/ScottLouscher](http://www.FarmersNational.com/ScottLouscher)





# Property Information

## Property Location:

- **Tract 1:** 240± acres Sections 17&18 T88N-R46W (Floyd Township) located two miles north and one west of Bronson, bordered on the north side by 180th Street.
- **Tract 2:** 39± acres Fr NE1/4 Fr NW1/4 Section 3-T87N-R46W (Grange Township) located approximately two miles east and two miles south of Bronson, bordered on the north side by 220th Street.

## Legal Description:

- **Tract 1:** NW1/4 NW1/4 of Section 17 and SW1/4 NW1/4 and NE1/4 of Section 18, all in T88N-R46W, Woodbury County, Iowa (Floyd Township)
- **Tract 2:** Fr NE1/4 Fr NW 1/4 of Section 3-T87N-R46W, Woodbury County, Iowa (Grange Township)

**Property Description:** Two offerings to suite your desires! Well cared for farms situated in strong farming neighborhoods with easy access, located close to competitive grain markets, and boasting a 100% corn base with excellent yields.

## Farm Data:

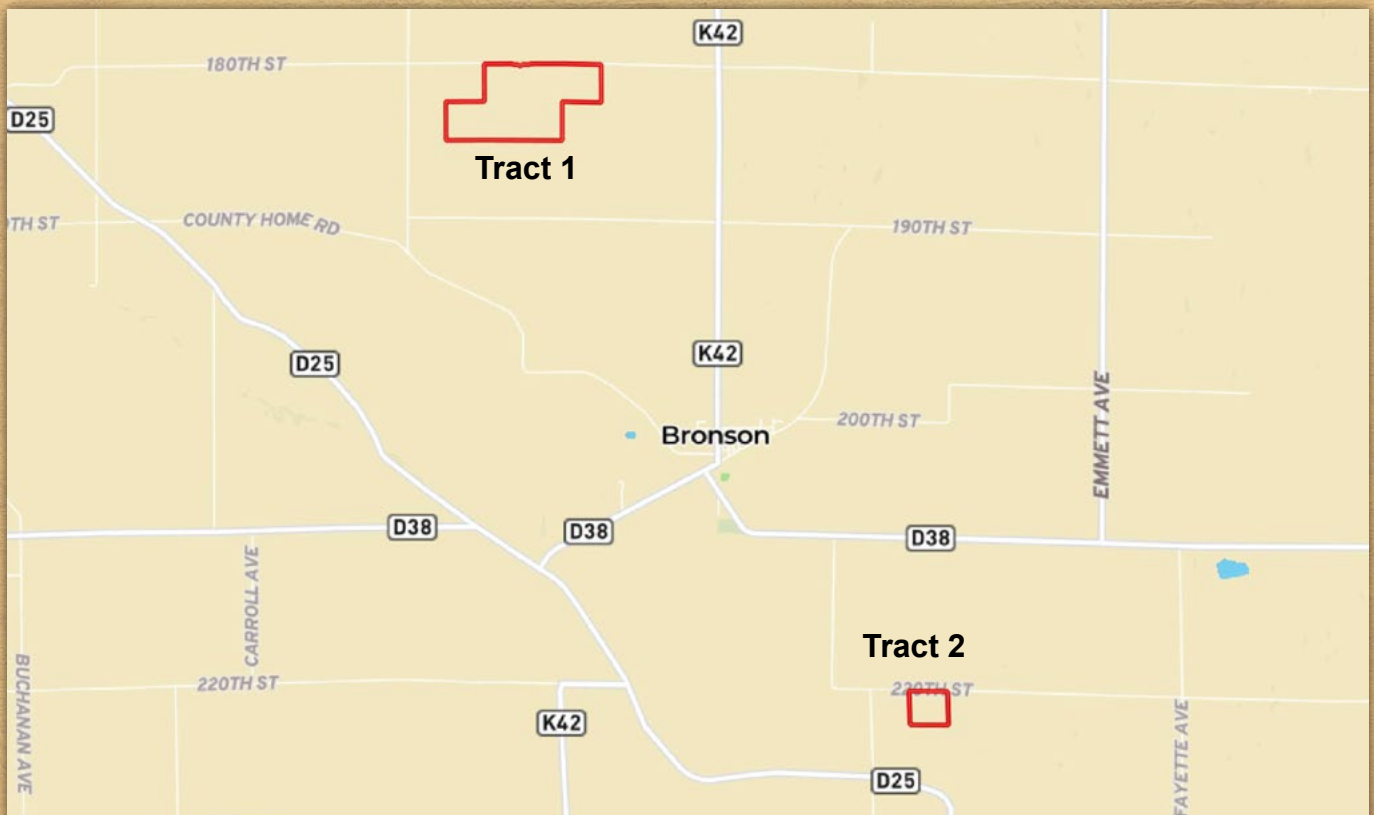
• Tract 1	
Cropland	221.71 acres
Non-crop	<u>18.29 acres</u>
Total	240.00 acres
• Tract 2	
Cropland	38.86 acres
Non-crop	<u>.12 acres</u>
Total	39.00 acres

## FSA Information:

• <b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Corn	212.60 acres	190 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Corn	38.86 acres	165 bushels

## Taxes:

- **Tract 1 (236.54 taxable acres):** \$6,448
- **Tract 2 (35.11 taxable acres):** \$1,084





**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	24.2	10.11	18	4e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	100.1	41.87	32	3e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	30.9	12.91	58	3e
47B	Napier-Rawles complex, 2 to 5 percent slopes	29.0	12.11	85	2e
12C	Napier silt loam, 5 to 9 percent slopes	15.2	6.37	89	3e
12B	Napier silt loam, 2 to 5 percent slopes	39.8	16.64	93	2e
TOTALS		239.2	100%	54.14	2.81

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	7.5	21.57	58	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	11.9	33.96	32	3e
12B	Napier silt loam, 2 to 5 percent slopes	12.2	34.87	93	2e
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	3.4	9.61	60	3e
TOTALS		35.0	100%	61.57	2.65



# 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 including the farmstead is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Auction Company.

**Possession:** Possession will be granted at closing April 12, 2021, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Sullivan & Ward in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with FSullivan & Ward 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 paid equally by both. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be April 12, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Sullivan & Ward.

**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.

**For Sale by Bids:** Written bids will be received at the office of Farmers National Company/Scott Louscher PO Box 631, Paullina, IA 51046, or submitted via fax to (712)448-3636, or via email to SLouscher@FarmersNational.com, or online no later than 5:00 PM on Friday, March 26, 2021. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s):** Mark B Zellmer, Curtis L Zellmer, and Donna M Fiscuss

## Additional Notes:

- Machinery located on Section 17/18 farmstead IS NOT included in this offering, and will be removed by May 31, 2021.
- Purchaser will reimburse Seller \$5,550 for fall seeded rye cover crop
- Manure piles located on the farm ARE NOT included in this offering, and will either be removed by April 30, 2021 or Purchaser may contact Whiskey Creek Partnership for purchase

## Online Bidding Procedure:

The online portion of this auction begins on **Monday, February 15, 2021, at 8:00 AM.** **Bidding closes on Friday, March 26, 2021, at 5:00 PM**  
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[www.FNCBid.com](http://www.FNCBid.com)

**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.