

# SIMULCAST AUCTION

**70± Acres, Fayette County, Iowa**  
**Thursday, August 25, 2022 • 10:00 AM**  
**Oran Community Hall | 5054 Main Street, Oran, Iowa**

## Highlights:

- 95% of Acres are Income Producing!
- Close Proximity to Highway 3, Local Grain Processors, and Ethanol Plant!
- Above County Average CSR2 Value! (76.99 CSR2)

A-19885

## ONLINE BIDDING AVAILABLE!

**Starts Monday, August 22, 2022, at 9:00 AM**  
**Closes Thursday, August 25, 2022, at close of live event**

**To Register and Bid on this Auction, go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**



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**For additional information, please contact:**

**Colton Lacina, AFM, Agent**  
**Hudson, Iowa**

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# Property Information

**Property Location:** From Oran, Iowa, head east on 50th Street three quarters of a mile. Then, head south on X Avenue three quarters of a mile. The farm will be located on east side of X Avenue.

**Legal Description:** The North Line of the NW1/4-SW1/4, the North, East, and South Lines of the West 24 Rods of the NE1/4-SW1/4, and the East and South Lines of the North 48 Rods of the SW1/4-SW1/4, all in Section 17-T91N-R10W of the 5th P.M. Fayette County, Iowa.

**\*\*Less the acres being surveyed off East of the creek in the Southeast part of farm\*\***

Contact Agent for Details!

**Property Description:** Nice farm located just south of Oran, Iowa. Nearly all acres are income-producing. CRP income from buffers along creeks and CRP waterways. Farm has gently rolling terrain, immediate access to drainage, and higher than County average CSR2. With interest rates on the rise, farm income at strong levels, and an optimistic outlook in agriculture, now is the time to make the purchase of a long-term investment with a solid ROI!

### Farm Data:

Cropland	60.52 acres
CRP	5.98 acres
Non-crop	<u>3.50 acres</u>
Total	70.00 acres

**Taxes:** \$2,432

### FSA Information:

	<u>Base</u>	<u>Yield NHEL</u>
Corn	52.50 acres	122 bushels
Soybeans	7.80 acres	49 bushels

### CRP Information:

- 4.37 acres, due to expire September 30, 2026. Annual payment of \$1,453
- 1.61 acres, due to expire September 30, 2023. Annual payment of \$541



### Property Location Map





## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.9	19.92	87.0	0	88	2w
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	10.02	16.77	74.0	0	55	3e
83B	Kenyon loam, 2 to 5 percent slopes	7.25	12.13	90.0	97	91	2e
171B	Bassett loam, 2 to 5 percent slopes	4.46	7.46	85.0	0	89	2e
84	Clyde clay loam, 0 to 3 percent slopes	4.45	7.45	88.0	0	91	2w
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.09	6.85	54.0	62	83	2w
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.75	6.28	73.0	0	79	2e
177B	Saude loam, 2 to 5 percent slopes	3.25	5.44	55.0	0	76	2s
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	2.23	3.73	69.0	0	66	3e
171C	Bassett loam, 5 to 9 percent slopes	2.04	3.41	80.0	0	88	3e
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.88	3.15	39.0	0	55	4s
407B	Schley loam, 1 to 4 percent slopes	1.42	2.38	81.0	0	86	2w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.37	2.29	59.0	0	88	2s
399	Readlyn silt loam, 1 to 3 percent slopes	1.25	2.09	91.0	100	81	1
471	Oran loam, 1 to 3 percent slopes	0.36	0.6	74.0	0	83	1
C135	Coland clay loam, channeled, 0 to 2 percent slopes	0.02	0.03	18.0	0	36	5w
TOTALS		59.75(*)	100%	76.99	18.11	79.45	2.28





# 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 October 12, 2022, or such other date agreed to by the parties. Subject to the current lease.

**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 Farmers National Company.

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

**Closing:** The sale closing is on October 12, 2022, 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 Farmers National 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 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. 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(s):** SBBD Suhr Farms, LLP

**Auctioneer:** Joel Ambrose, Marshall Hansen

## Online Bidding Procedure

Online bidding begins Monday, August 22, 2022, at 9:00 AM.  
Bidding ends on Thursday, August 25, 2022, at the close of the live auction.

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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

