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A-20292

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Adair County, Iowa

Wednesday, October 30, 2024 | 10:00 AM

Saints Center | 320 N Fremont Street, Stuart, Iowa

Highlights:

- Sale not subject to any minimum or reserve; open for 2025 crop year
- Well-maintained row crop farm located in Northeast Adair County
- High percentage of cropland (94%); Sharpsburg silty clay loam is primary soil type
- Excellent drainage and erosion control



For additional information, please contact:

Ben Price, AFM, Agent | (515) 205-3883

BPrice@FarmersNational.com

Bidding starts | Tuesday, October 29, 2024, at 8:00 AM

Bidding closes | Wednesday, October 30, 2024, at 10:00 AM

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

Property Information

Directions to Property:

From Stuart, Iowa, drive south on Stuart Road (County Highway P28) for four miles. Turn east on 140th Street for one and one-quarter of a mile to the property on the north side of the gravel road.

Legal Description:

East 80.0 acres of South 140.0 acres of the Southwest Quarter (SW1/4) of Section 22, Township 77 North, Range 30 West of the 5th P.M. Adair County, Iowa.

Property Description:

High-quality, well-maintained, row crop farm located in a competitive area of northeast Adair County. Improved for excellent drainage and erosion control. Overall average 75.6 CSR2 rating and 94% cropland. Available for 2025 crop year. Sharpsburg silty clay loam is the primary soil type. Sells to the highest bidder, subject to no minimum or reserve.

Be sure to review the information available on our website, including drainage tile maps, maintenance records, flyover video, FSA Documents and several maps including: aerial, soils, topography, tax parcel, and plat.



FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	45.30 acres	177 bushels
Soybeans	27.20 acres	47 bushels

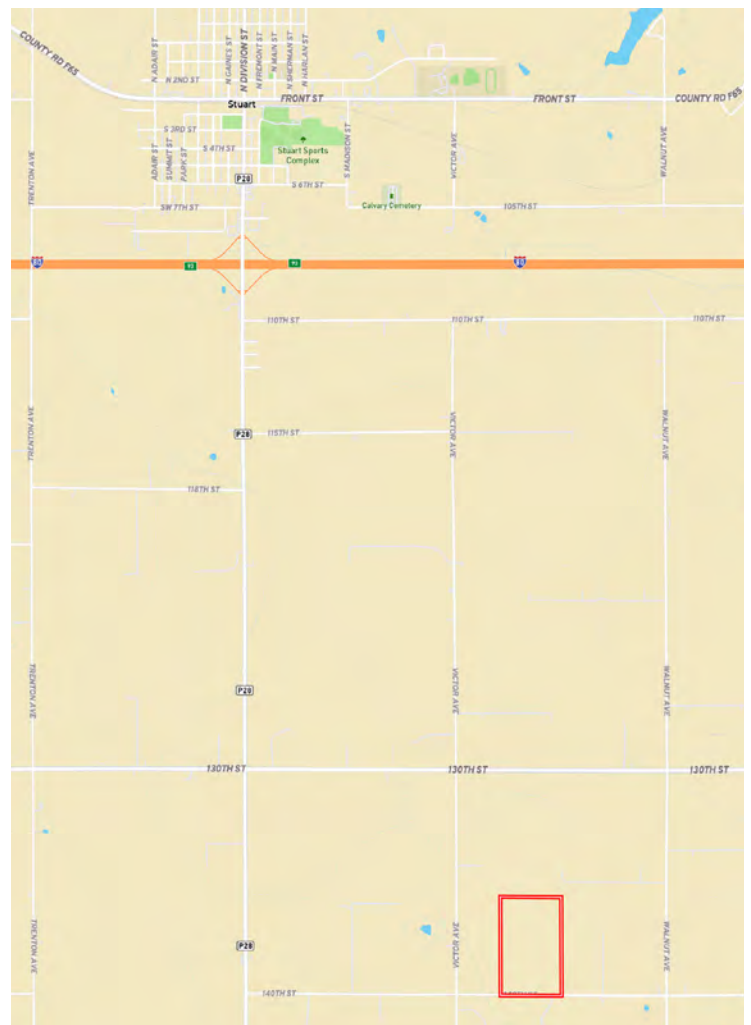
Farm Data:

Cropland	75.39 acres
Non-crop	<u>4.61 acres</u>
Total	80.00 acres

Taxes:

- \$2,074.00

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	26.4	32.77	91.0	0	91	2e
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	17.72	21.99	81.0	0	91	3e
287B	Zook-Colo-Ely silty clay loams, 2 to 5 percent slopes	9.71	12.05	78.0	0	78	2w
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	8.35	10.36	84.0	0	93	3e
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	6.65	8.25	54.0	0	79	3e
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	4.19	5.2	16.0	0	60	4e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	3.46	4.29	59.0	0	75	3w
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.69	3.34	36.0	0	61	4w
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	1.25	1.55	52.0	0	83	3e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.14	0.17	49.0	0	75	3e
TOTALS		80.56(*)	100%	75.65	-	85.19	2.64



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 Wednesday, December 4, 2024, 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 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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, 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 equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on Wednesday, December 4, 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 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. 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: This is an absolute auction, and the real estate will be sold to the high bidder(s). Subject to no minimums or reserves.

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: David A. Winslow Revocable Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, October 29, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 30, 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.