

SCAN THE QR CODE  
FOR MORE INFO!



# ONLINE AUCTION

**161.62± Acres, Sioux County, Iowa**

**Bidding starts | Tuesday, December 10, 2024, at 8:00 AM**

**Bidding closes | Thursday, December 12, 2024, at 1:00 PM**

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Highlights:

- Outstanding quality Sioux County farmland located west of Sioux Center, Iowa
- Nearly all tillable cropland with an excellent CSR II rating of 94.7
- Well located on paved highway and close to excellent grain markets



For additional information, please contact:  
**Paul Sickler, AFM/Agent | (605) 366-4704**  
[PSickler@FarmersNational.com](mailto:PSickler@FarmersNational.com)

# Property Information

## Directions to Property:

From the Intersection of Highway 75 and County Road B40 in Sioux Center, travel 6.5 miles west on County Road B40 to the southeast corner of the farm. The farm will be on the north side of County Road B40.

## Legal Description:

SW1/4 of Section 32, T96N, R46W, in Sioux County, Iowa.

## Farm Data:

Cropland	156.94 acres
Non-crop	<u>4.68 acres</u>
Total	161.62 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	112.08 acres	179 bushels
Soybeans	37.22 acres	41 bushels

## Property Description:

Whether you are an investor or farm operator looking to expand your land holdings, this is a tremendous opportunity to purchase one of the highest quality farms in Sioux County, Iowa. According to the recent survey, this property contains 161.62 gross acres. The property will be sold by an online only auction, with the final bid price times the gross acres from the survey of 161.62 acres. This farm has 156.94 cropland acres according to the Sioux County FSA office and has a CSR II rating of 94.7 according to the Sioux County Assessor's office. The land is level to gently rolling and has been managed extensively in recent years.

**Make plans today to register for this online only auction and purchase this outstanding farm property!**

**2023 Taxes:** \$6,280

**Agent Comments:** The pivot irrigation system currently located on the farm is NOT owned by the seller and is NOT part of this sale.

## Property Location



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	57.24	36.82	90.0	0	70	2e
91	Primghar silty clay loam, 0 to 2 percent slopes	53.55	34.45	100.0	0	79	1
92	Marcus silty clay loam, 0 to 2 percent slopes	27.13	17.45	94.0	0	75	2w
310B	Galva silty clay loam, 2 to 5 percent slopes	17.54	11.28	95.0	0	75	2e
TOTALS		155.46(*)	100%	94.72	-	74.55	1.66



# Online 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 Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on January 15, 2025, or such other date agreed to by the parties. Subject to the current lease ending on February 28, 2025. The current lease has been terminated.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding by the successful high bidder. 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 the closing agent.

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

**Closing:** The sale closing is on January 15, 2025, 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 the closing agent.

**Sale Method:** The real estate will be offered in one individual tract. **All bids are open for advancement starting Tuesday, December 10, 2024, at 8:00 AM until Thursday, December 12, 2024, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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:** The Winterfeld Family Trust

**Agent Comments:** The pivot irrigation system currently located on the farm is NOT owned by the seller and is NOT part of this sale.

**Online Bidding Procedure:** This online auction begins on **Tuesday, December 10, 2024, at 8:00 AM. Bidding closes on Thursday, December 12, 2024, at 1:00 PM.**

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.

