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A-20969



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FOR SALE BY BIDS

115.13± Acres, Jones County, Iowa

Offered in One Tract

BIDS DUE: Tuesday, September 24, 2024, by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- **Two blocks east of the Fawn Creek Golf Course**
- **Borders city of Anamosa with utilities nearby**
- **High-quality farm; 80.27 CSR2**



For additional information, please contact:

**Sean McDonald, AFM, Agent | (319) 310-5405
SMcDonald@FarmersNational.com**



**Dennis Rahe, Agent | (319) 270-1010
DRahe@FarmersNational.com**

Property Information

Directions to Property:

From the junction of Highways 64 and 151, travel one mile north to 130th Street. Go east one-half of a mile to gravel. Farm is on the south side of the road.

Legal Description:

The SW1/4 NE1/4 except parcel 2004-97, NW1/4 SE1/4, SW1/4 SE1/4 except the south 85 feet of the west 125 feet all in Section 1, T84N, R4W of the 5th PM. Exact legal to be found in the abstract.

Property Description:

The property is located two blocks east of the Fawn Creek Golf Course with new houses being completed nearby. Strong potential exists for a new housing addition with three streets stubbed in from Kaitlynn Avenue. Newer cost share waterway on the east side of the farm. Contact agent for waterway and tile map. Moderate slope on the farm with natural drainage.

Additional Comments:

- Ten-year maintenance agreement exists on the southeast waterway with NRCS. The agreement expires in July 19, 2027. The waterway is 60 feet wide.

Farm Data:

Cropland	107.14 acres
Non-crop	<u>7.99 acres</u>
Total	115.13 acres

Exact acres to be determined with reconstitution by FSA office.

FSA Information:

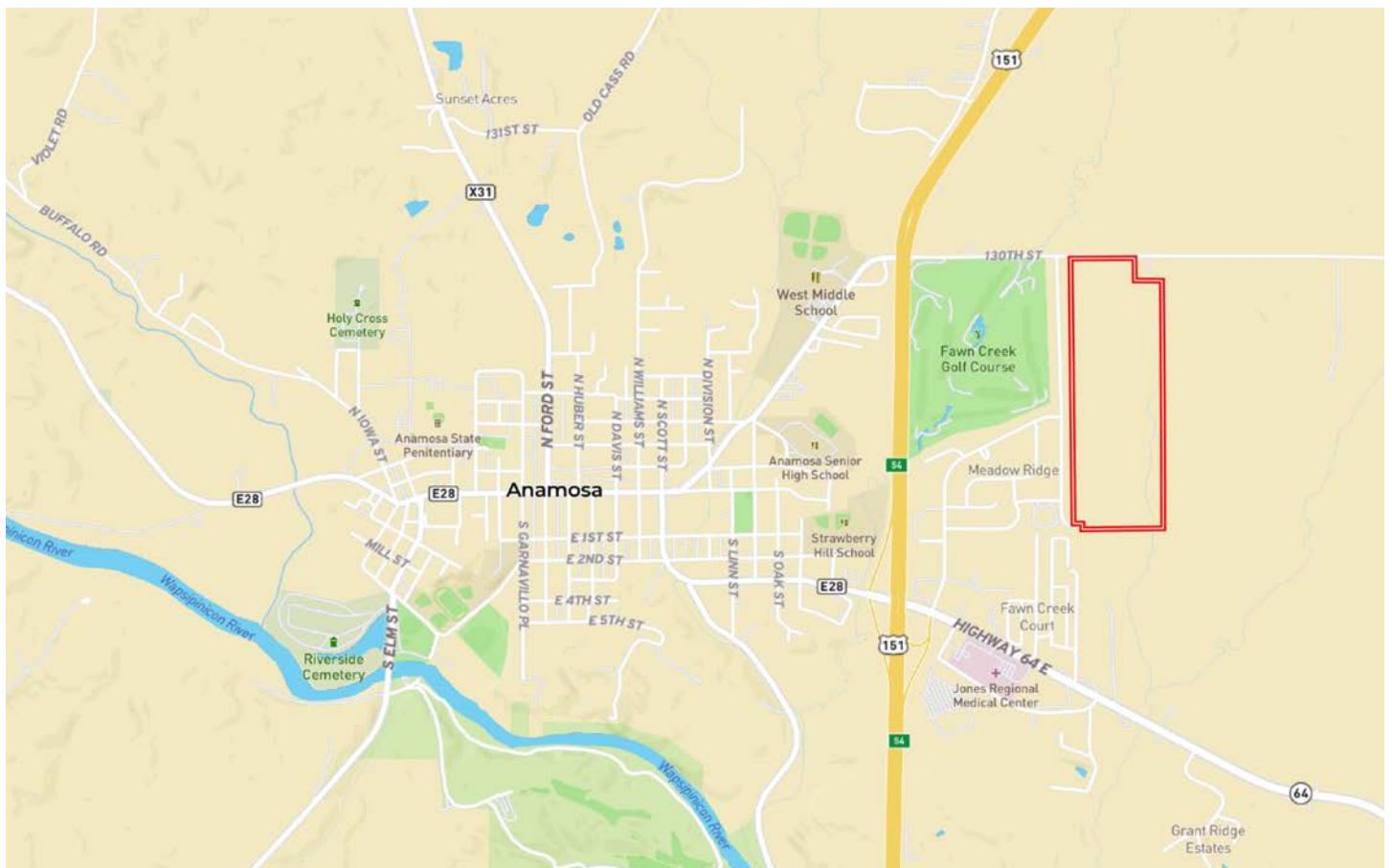
	Base	Yield
Corn	51.42 acres	167 bushels
Soybeans	51.78 acres	47 bushels

Taxes:

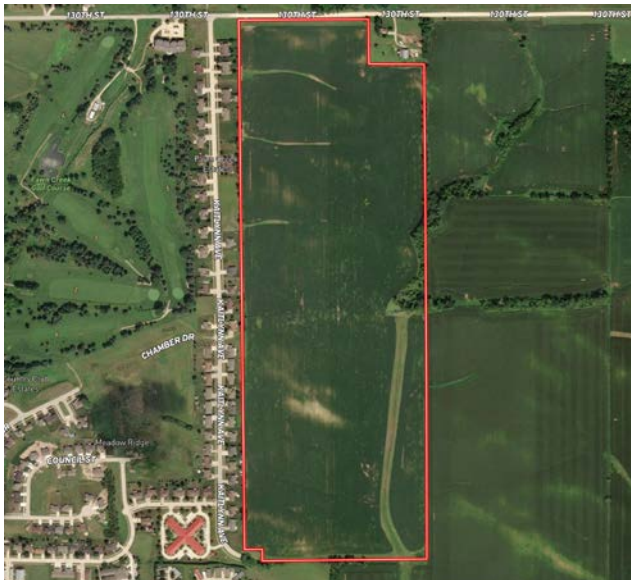
- \$4,866.00



Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
11B	Colo-Ely complex, 0 to 5 percent slopes	33.06	29.04	86.0	0	92	2w
771C	Waubeek silt loam, 5 to 9 percent slopes	20.71	18.19	85.0	0	84	3e
P162C	Downs silt loam, paha, 5 to 9 percent slopes	11.28	9.91	85.0	0	87	3e
119	Muscatine silt loam, 1 to 3 percent slopes	8.77	7.7	95.0	0	94	1
171C	Bassett loam, 5 to 9 percent slopes	8.54	7.5	80.0	0	86	3e
120B	Tama silt loam, 2 to 5 percent slopes	8.43	7.4	95.0	0	98	2e
171D2	Bassett loam, 9 to 14 percent slopes, eroded	4.65	4.08	54.0	0	78	3e
293C	Chelsea-Fayette-Lamont complex, 2 to 9 percent slopes	4.42	3.88	44.0	0	67	4s
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	3.89	3.42	25.0	0	63	6s
171C2	Bassett loam, 5 to 9 percent slopes, eroded	3.11	2.73	77.0	0	81	3e
771B	Waubeek silt loam, 2 to 5 percent slopes	2.5	2.2	89.0	0	85	2e
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	1.66	1.46	52.0	0	85	3e
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	1.56	1.37	40.0	0	81	4e
171B	Bassett loam, 2 to 5 percent slopes	1.11	0.97	85.0	0	87	2e
P162D	Downs silt loam, paha, 9 to 14 percent slopes	0.1	0.09	57.0	0	83	3e
174B	Bolan loam, 2 to 5 percent slopes	0.07	0.06	64.0	0	85	2s
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	0.03	0.03	82.0	0	81	4e
TOTALS		113.89(*)	100%	80.27	-	86.92	2.6



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 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 November 15, 2024, or such other date agreed to by the parties. Subject to 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 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 services will be paid by the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 15, 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 the closing agent.

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 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. **Written bids will be received at the office of Sean McDonald (375 Saddleback Road, Marion, Iowa 52302) up to September 24, 2024, at 5:00 PM.** Bids should be for the total dollar amount and not per acre. **Bidders will be notified and invited to participate in an oral bidding to be held on Friday, September 27, 2024, at 10:00 AM, at the Lawrence Community Center (600 East Main Street, Anamosa, Iowa 52205).**

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: Jeanne J. Phillips Trust Agreement, dated June 21, 2022

