

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

160± Acres, Adams County, Iowa

Thursday, June 24, 2021 • 2:00 PM

at the Corning Community Center | 601 6th Street, Corning, Iowa

## Highlights:

- Cropland soils average 57 CSR2
- Lease out the hunting rights or enjoy yourself
- Recreational opportunities with non-crop areas and live water

A-21560

**ONLINE BIDDING AVAILABLE NOW!**

Closing Thursday, June 24, 2021 at the end of live event

To Register and bid on this auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)



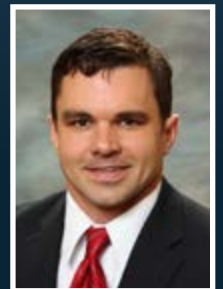
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**For additional information, please contact:**

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# Property Information

**Property Location:** From Carbon, Iowa, travel west on 175th Street for 0.3 miles, turn right onto Fig Avenue for 2.7 miles to 150th Street. Property is located north side of gravel road.

**Legal Description:** West half Southwest Quarter (W1/2 SE1/4) and East half Southwest Quarter (E1/2 SW1/4) Section 25 Township 73 North, Range 35 West Parcel Numbers: 480100, 481100, 482100, 483100

**Property Description:** It is with great pleasure that Farmers National Company has the opportunity to present this panoramic Adams County Iowa real estate. ***Come to the auction and name your price!***

## Farm Data:

Cropland	111.00 acres
Non-crop	35.37 acres
Non-crop	<u>13.63 acres</u>
Total	160.00 acres

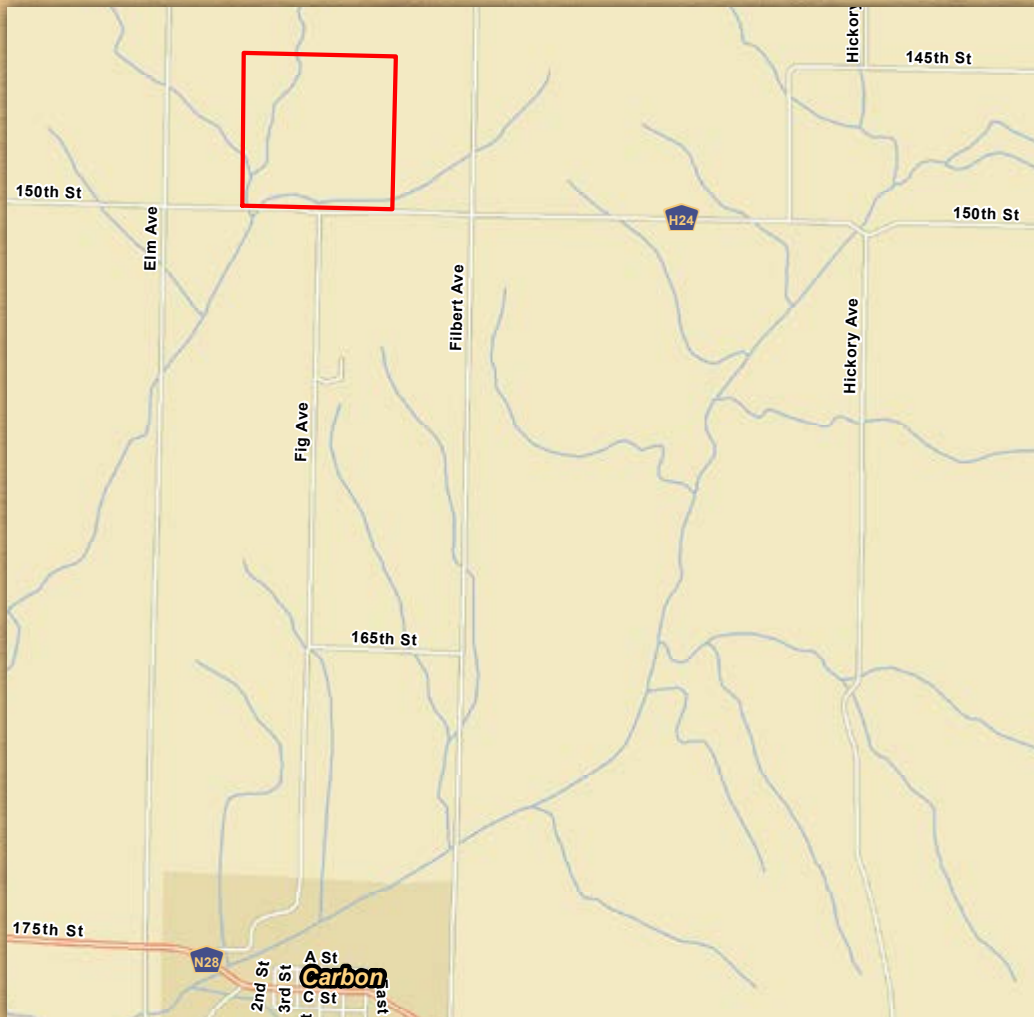
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	46.7 acres	145 bushels
Soybeans	12.1 acres	27 bushels

**CRP:** 13.63± enrolled in the CRP program expiring September 30, 2028. Annual payment of \$1,654.

**Property Taxes:** \$3,266

Property Location Map



**Aerial Photo**



**Soil Map**



MAP SYMBOL	NAME	NON IRR			
		LCC	CSR1	CSR2	ACRES
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	Ile	52	63	62.4
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	IIle	54	53	24.3
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	IVe	38	35	18.1
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	IIIe	64	79	16.2
435	Zook-Mt. Sterling complex, 0 to 2 percent slopes, occasionally flooded	IIw	75	73	13.7
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	IVe	25	26	9.8
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	IIIe	48	44	9.8
W	Water	---	---	---	1.1
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	IVw	25	40	1.1
<b>TOTAL</b>			<b>51.5</b>	<b>56.6</b>	<b>156.4</b>



# AUCTION TERMS

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Auction Company.

**Possession:** Possession will be granted at closing on August 5, 2021 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 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 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 Farmers National Company the required earnest payment. The Sellers 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 August 5, 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 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 and difference between the advertised and actual surveyed acres.

**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.

**Auction Sales:** The real estate will be offered as a

total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 Sellers. All decisions of the Auctioneer are final.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Auction 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 Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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.

**Sellers:** Thomas D and Irma Cook Revocable Trust

**Auctioneer:** Kam Hartstack

## Online Simultaneous Bidding Procedure:

The online portion of this auction is available now.  
**Bidding closes on Thursday, June 24, 2021, 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 on-line, 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.