

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

298.21 ± Acres, Sioux County, Iowa

Bidding starts | Tuesday, February 11, 2025 at 8:00 AM

Bidding closes | Wednesday, February 12, 2025 at 1:00 PM

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

Highlights:

- A nice combination of productive cropland acres, pasture acres and timber / recreational acres.
- The pasture east and north of building site has all new fencing, including alley way on south side of acreage.
- Farm is available to farm for the 2025 growing season.

For additional information, please contact:

Paul Sickler, AFM/Agent | (605) 366-4704

PSickler@FarmersNational.com



Property Information

Directions to Property:

From Hudson, South Dakota, travel east on 360th Street about three miles. Just after you cross Rock River bridge, turn right and proceed west down the gravel road to the farm. Or, from Rock Valley, travel five miles south on Elmwood Avenue, turn right on 360th Street and travel about six miles west to the gravel road to enter the farm.

Property Description:

A nice combination of bottom cropland, upland cropland, pasture and timber / recreational acres, including a machine shed on the timber acres. According to the Sioux County Assessor, this property contains 298.21 gross acres. The property will be sold by an online only auction, with the final bid price times the gross acres of 298.21. The existing farmstead, (1953 360th Street, Hawarden), is NOT being sold. However, there is an easement on file for use of the access road. The farm currently consists of approximately 188.99 cropland acres, 43.34 pasture acres and 59.58 timber / recreational acres.

Legal Description:

NE1/4 of Section 20 and NW1/4 of Section 21, except Parcel A in said Section 21 as shown on the Survey dated December 16, 1996 and recorded on January 8, 1997 in 1997 File - Card No. 120, all in T96N, R47W of the 5th P.M., in Sioux County, Iowa.

2023 Taxes:

\$7,064 (payable September 2024 and March 2025)

Improvements:

Machine Shed 30' x 60' x 14' located in the northwest part of the farm, next to the Rock River.

Farm Data:

Cropland	188.99 acres
Pasture	43.34 acres
Timber	59.58 acres
Idle	<u>6.3 acres</u>
Total	298.21 acres +/-

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	139.8 acres	169 bushels
Soybeans	52.5 acres	55 bushels

Agent Comments:

Approximately 960 tons of cattle manure was applied last fall to about 80 acres of the soybean stubble at a cost of \$13,600. Buyer will need to reimburse seller at the closing. Please contact the real estate agent for additional information.

Farmers National Company is honored to represent the Diamond E. Properties, LLC and Maureen Evans in offering at auction this farm property located in Garfield Township, Sioux County, Iowa, located about three miles east of Hudson, South Dakota. **If you are a farm operator, cattle producer, or hunter looking to expand your portfolio, make plans now to bid on this property by registering to bid on this online only auction.**

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
486	Davis loam, 0 to 2 percent slopes, rarely flooded	80.89	42.93	-	88	85	1
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	20.16	10.7	90.0	0	70	2e
27B	Terril loam, 2 to 5 percent slopes	19.02	10.1	90.0	0	92	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	17.96	9.53	74.0	0	85	2w
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent	11.98	6.36	60.0	0	67	2s
28B	Dickman sandy loam, 2 to 5 percent slopes	10.14	5.38	25.0	0	65	3e
801D2	Bolan variant loam, 9 to 14 percent slopes, moderately eroded	8.33	4.42	19.0	0	47	3e
474C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	8.24	4.37	49.0	0	70	3e
5044	Fluvaquents, 0 to 2 percent slopes	4.29	2.28	5.0	0	-	-
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	3.77	2.0	77.0	0	77	3e
28D2	Dickman sandy loam, 9 to 14 percent slopes, moderately eroded	2.97	1.58	9.0	0	57	4e
474D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	0.65	0.34	24.0	0	67	3e
TOTALS		188.4(*)	100%	35.79	37.78	76.94	1.76



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real Estate taxes for 2024 payable in 2025 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 Farmers National Company.

Possession: Possession will be granted at closing on March 12, 2025, or such other date agreed to by the parties. The current lease has been terminated.

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 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 equally paid by both the seller and buyer(s) **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 12, 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.

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 starting Tuesday, February 11, 2025 at 8:00 AM until Wednesday, February 12, 2025, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed.

The auto-extend feature remains active until no further bids are placed within the 5 minutes 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.

Sellers: Diamond E. Properties, LLC c/o Maureen Evans

Online Bidding Procedure: This online auction begins on **Tuesday, February 11, 2025, at 8:00 AM. Bidding closes on Wednesday, February 12, 2025, at 1:00 PM.**

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.

