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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**79.5± Acres, Scott County, Iowa**

**Wednesday, November 8, 2023 | 2:00 PM**

**American Legion Hall | 121 Bryant Street, Walcott, Iowa**

## Highlights:

- **High CSR2 farm - 93.1**
- **Close to river markets and commodity processors**
- **Open for the 2024 crop season**

**For additional information, please contact:**

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# Online Bidding starts | Wednesday, November 1, 2023 at 10:00 AM

## Bidding closes | Wednesday, November 8, 2023 at Close of Live Event

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

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### Property Information

#### Location:

From Walcott, travel 1.25 miles east on 190th Street and then south one-half mile on 82nd Avenue. Farm is located on the west side of the road.

#### Legal Description:

NE1/4 SE1/4 Sec. 8 and NW1/4 SW1/4 Sec 9. Twp 78N, Rge 2 East, All of the 5th P.M. Scott County, Iowa.

#### Property Description:

The farm is high quality with a 93.1 CSR2. It consists of 79.5 acres of desirable farmland. River terminals and commodity processors are located within trucking distance. A wetland determination was completed on the farm this summer.

#### Farm Data:

Cropland	78.84 acres
Non-crop	<u>2.31 acres</u>
Total	81.15 acres

#### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	40 acres	166 bushels
Soybeans	38.60 acres	58 bushels

**2022 Taxes:** \$3,134

**Agent Comments:** AT&T has a utility building located on the east side of the farm. There is a 99-year lease on 1.878 acres. The lease was signed in 2001. There is no annual payment.

### Property Location Map



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
118	Garwin silty clay loam, 0 to 2 percent slopes	55.55	68.68	90.0	0	93	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	25.31	31.29	100.0	0	96	1
120B	Tama silty clay loam, 2 to 5 percent slopes	0.01	0.01	95.0	0	97	2e
TOTALS		80.87(*)	100%	93.12	-	93.93	1.69

**View of Farm**



**Property Boundary**





# 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 December 8, 2023 or such other date agreed to by the parties.

**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 closing services will be equally paid by the Seller and Buyer(s).  
**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on December 8, 2023 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. 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. 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:** 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:** Dengler Family Farms LLC & Elaine Dengler Trust A

**Auctioneer:** Joel Ambrose

**Online Simulcast Bidding Procedure:** The online bidding begins on **Wednesday, November 1, 2023, at 8:00 AM.** **Bidding will be simultaneous with the live auction on Wednesday, November 8, 2023, at 2:00 PM, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://www.fnccbid.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.

