

SIMULCAST AUCTION

1,484+/- Acres, Louisa and Muscatine Counties, Iowa
Tuesday, February 14, 2023 • 10:00 AM

Louisa County Fair Grounds - Youth Center
101 Fairground Road, Columbus Junction, Iowa

Highlights:

- Eleven Tracts of high-quality eastern Iowa farmland!
- Extensive tiling has been completed on multiple tracts!
- Close to Muscatine grain markets for additional river market premiums!



A-21931

ONLINE SIMULCAST BIDDING

Starts Tuesday, February 7, 2023, at 8:00 AM
Closes Tuesday, February 14, 2023, at the
end of the live event

To Register and Bid on this Auction, go to:
www.FNCBid.com

For additional information, please contact:



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www.FarmersNational.com



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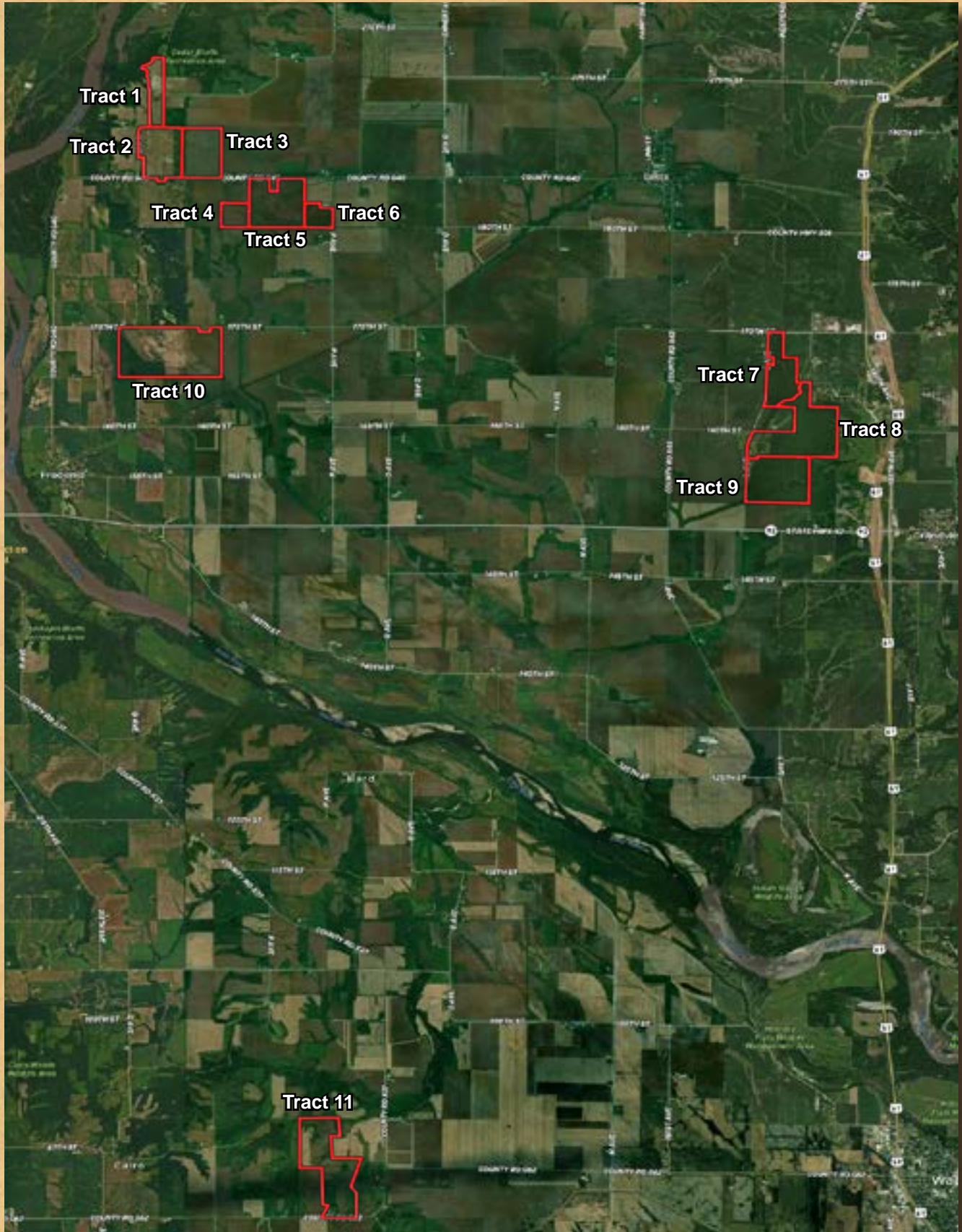
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Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
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Property Locations Map



Property Plat Maps



Property Information

Property Description: Don't miss your opportunity to purchase highly-productive eastern Iowa farmland that is close to river markets! Many of these tracts have been improved with extensive tiling. Tracts are sized right for any operation; beginner, established or investor landowners. These farms will offer excellent ROI to a new buyer. Tracts 1-9 have high quality soils with excellent CSR2 values, they have been pattern tilled and well cared for. Marvin Jorgensen took great pride in improving his farms, and these are no exception. Tract 10 is a large-sized tract, due to the fact it has a subterranean irrigation system in the middle of the farm along the sand vein. The subterranean irrigation lines are not functioning as intended, but the well and power to the well could still be utilized for other forms of irrigation if a buyer so chooses. Tract 11 is a combination crop and pasture farm with hunting opportunities. This is a nice-sized tract, which could have great ROI opportunities to a crop farmer, livestock producer, or an investor who is also looking for hunting land. Don't miss this sweetheart of a sale coming up on Valentine's Day, February 14, 2023!

• Tract 1

Location: From Letts, Iowa, travel west out of town on County Road G40 for four miles to O Avenue. Turn north onto O Avenue and travel one-half mile. Follow O Avenue as it curves east, and in one eighth of a mile, the farm is on the north side of the road. Continuing around the curve and now heading north on Casey Avenue in Muscatine County, the farm is on the west side of the road for the next three-quarters of a mile.

Legal Description: A part of the Northwest Quarter and a part of the Southwest Quarter of Section 33, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. Abstract to govern full legal description.

Farm Data:

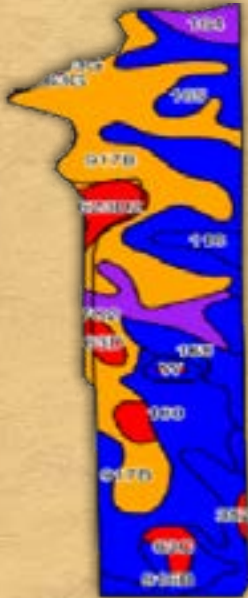
Cropland	56.5 acres
Non-crop	3.68 acres
Timber	<u>0.82 acres</u>
Total	61.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.90 acres	174 bushels
Beans	18.00 acres	50 bushels

Taxes: \$1,790

Soil Map



Area Symbol: IA139, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
917B	Fayette silt loam, sandy substratum, 2 to 5 percent slopes	19.78	33.5%		Ile	75	72	
165	Stronghurst silt loam, 0 to 3 percent slopes	12.54	21.3%		Iw	81	90	
160	Walford silt loam, 0 to 2 percent slopes	10.16	17.2%		IIw	82	65	
164	Traer silt loam, 0 to 2 percent slopes	4.19	7.1%		IIIw	52	60	
291	Atterberry silt loam, 1 to 3 percent slopes	2.83	4.8%		Iw	85	95	
118	Garwin silty clay loam, 0 to 2 percent slopes	2.50	4.2%		IIw	90	95	
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	2.10	3.6%		Ile	88	77	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	1.80	3.1%		IVs	14	21	
623D2	Rozetta silt loam, 9 to 14 percent slopes, moderately eroded	1.74	2.9%		IIIe	50	58	
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.84	1.4%		VIIs	5	11	
352C	Whittier silt loam, 5 to 9 percent slopes	0.27	0.5%		IIIe	46	48	
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.13	0.2%		VIIe	5		
W	Water	0.11	0.2%			0	0	
Weighted Average						*-	73.4	*-

• Tract 2

Location: From Letts, Iowa, travel west out of town on County Road G40 for three and one-half miles. Farm is on the north side of G40. Tract 2 will also include a bin site on the south side of G40. Watch for signs.

Legal Description: The East Half of the Northwest Quarter of Section 4, Township 75 North, Range 4, West of the 5th P.M., Louisa County, Iowa, EXCEPT Parcel A, being a 6.005 acre tract in the East Half of the Northwest Quarter as shown by plat of survey recorded in Surveyor's Record 8, page 78, in the Louisa County Recorder's office, and the West one-quarter of the Northeast Quarter, of Sect 4, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa, subject to new survey and legal description, if needed. Also, 3 acres in the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 4, Township 75 North, Range 4, West of the 5th P.M., Louisa County, Iowa, described as follows: Beginning at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 4; thence

West 396 feet; thence South 330 feet; thence East 396 feet; thence North 330 feet to the place of beginning; all subject to all easements, restrictions, and covenants of record.

Tracts 2 and 3 will have a new survey and new legal description per tract if purchased by separate buyers.

Taxes: \$3,913

Estimated; subject to assessor determination.

Farm Data:

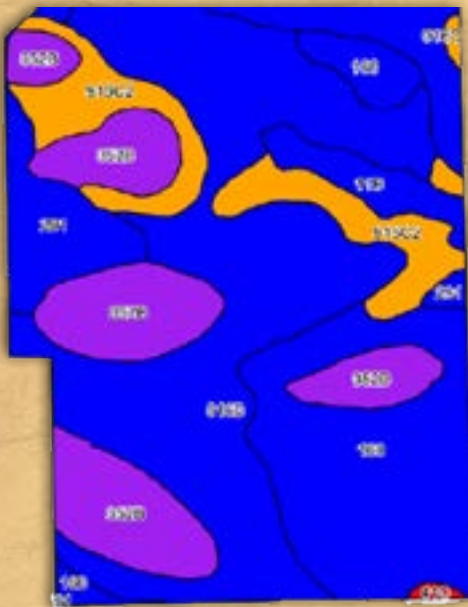
Cropland	112.26 acres
Non-Crop	<u>1.74 acres</u>
Total	114.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	66.20 acres	174 bushels
Beans	34.20 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Soil Map



Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	41.06	36.6%		Ile	88	77	
160	Walford silt loam, 0 to 2 percent slopes	24.04	21.4%		IIw	82	65	
352B	Whittier silt loam, 2 to 5 percent slopes	20.42	18.2%		Ile	51	63	
291	Atterberry silt loam, 1 to 3 percent slopes	11.68	10.4%		Iw	85	95	
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	11.36	10.1%		IIIe	80	62	
11B	Colo-Ely complex, 0 to 5 percent slopes	3.42	3.0%		IIw	86	68	
41C	Sparta sand, 5 to 9 percent slopes	0.28	0.2%		IVs	33	10	
Weighted Average						2.00	78.7	71.8

• **Tract 3**

Location: From Letts, Iowa, travel west out of town on County Road G40 for three and one-half miles. Farm is on the north side of G40. Tract 2 will also include a bin site on the south side of G40. Watch for signs.

Legal Description: The East three-quarters of the Northeast Quarter of Section 4, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa, subject to new survey and legal description, if needed.

Tracts 2 and 3 will have a new survey and new legal description per tract if purchased by separate buyers.

Taxes: \$4,433

Estimated; subject to assessor determination.

Farm Data:

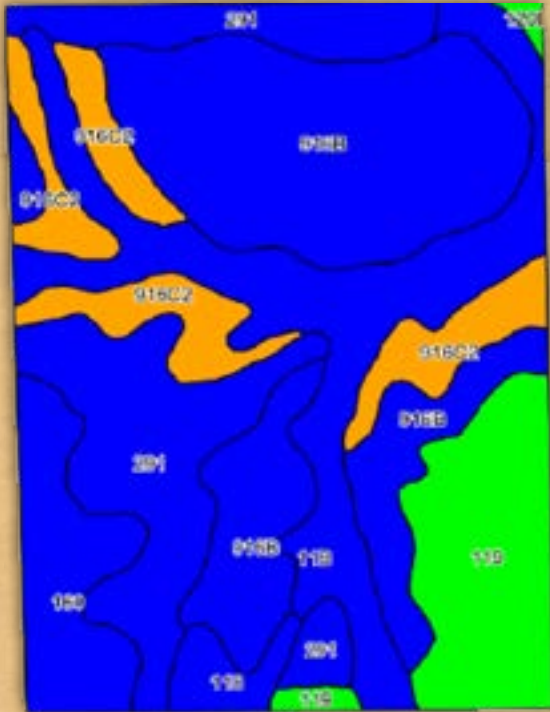
Cropland 118.00 acres
 Non-crop 2.00 acres
 Total 120.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	69.80 acres	174 bushels
Beans	36.10 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Soil Map



Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	36.89	31.3%		Ile	88	77	
291	Atterberry silt loam, 1 to 3 percent slopes	22.52	19.1%		Iw	85	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	21.12	17.9%		IIw	86	68	
119	Muscatine silty clay loam, 0 to 2 percent slopes	13.54	11.5%		Iw	100	100	
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	12.56	10.6%		IIIe	80	62	
160	Walford silt loam, 0 to 2 percent slopes	8.52	7.2%		IIw	82	65	
118	Garwin silty clay loam, 0 to 2 percent slopes	2.41	2.0%		IIw	90	95	
120B	Tama silty clay loam, 2 to 5 percent slopes	0.44	0.4%		Ile	95	95	
Weighted Average						1.80	87.2	79.4

• **Tract 4**

Location: From Letts, Iowa, travel west out of town on County Road G40 for three miles to P Avenue. Turn south onto P Avenue and travel one-half mile. Tracts 4, 5 & 6 are all on the north side of the dead end road of 180th Street west of P Avenue.

Legal Description: The Southwest Quarter of the Southwest Quarter of Section 3, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	28.50 acres	174 bushels
Beans	10.00 acres	50 bushels

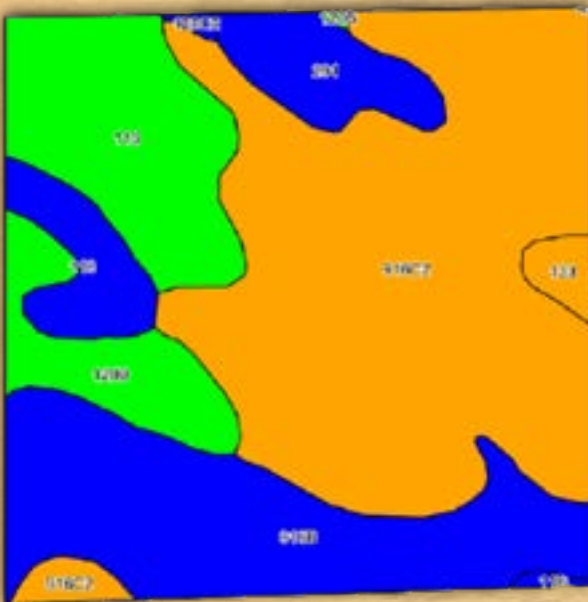
Farm Data:

Cropland 39.00 acres

Taxes: \$1,410



Soil Map



Area Symbol: IA115, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR		
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	18.75	48.1%	Orange	IIIe	80	62		
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	8.22	21.1%	Blue	Ile	88	77		
119	Muscatine silty clay loam, 0 to 2 percent slopes	5.13	13.2%	Green	Iw	100	100		
120B	Tama silty clay loam, 2 to 5 percent slopes	2.56	6.6%	Yellow	Ile	95	95		
291	Atterberry silt loam, 1 to 3 percent slopes	1.94	5.0%	Blue	Iw	85	95		
118	Garwin silty clay loam, 0 to 2 percent slopes	1.69	4.3%	Blue	IIw	90	95		
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.50	1.3%	Orange	IIw	78	80		
11B	Colo-Ely complex, 0 to 5 percent slopes	0.11	0.3%	Blue	IIw	86	68		
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.10	0.3%	Blue	IIIe	87	78		
Weighted Average						2.30	86	75.7	

• Tract 5

Location: From Letts, Iowa, travel west out of town on County Road G40 for three miles to P Avenue. Turn south onto P Avenue and travel one-half mile. Tracts 4, 5 & 6 are all on the north side of the dead end road of 180th Street west of P Avenue.

Legal Description: The East Half of the South West Quarter, less acreage, the West Half of the South East Quarter, and, all Section 3, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa. Abstract to govern full legal description.

CRP Information: 5.73 acres, due to expire September 30, 2026. Annual payment of \$1,254

Farm Data:

Cropland	136.04 acres
Non-Crop	8.23 acres
CRP	<u>5.73 acres</u>
Total	150.00 acres

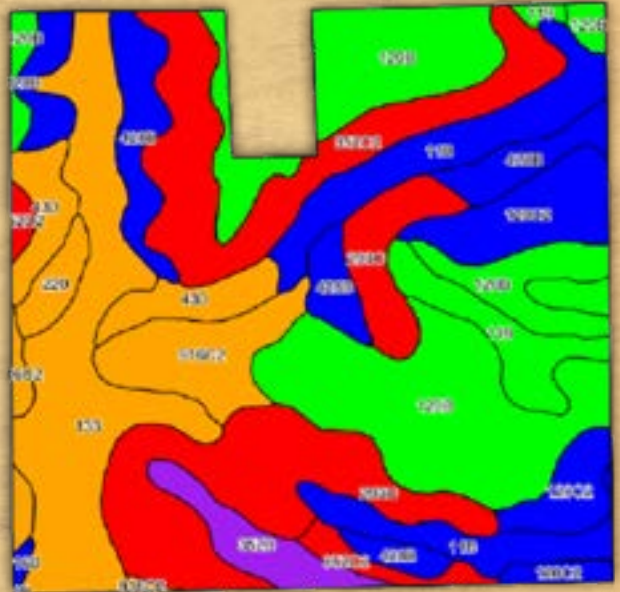
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	75.90 acres	174 bushels
Beans	49.20 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Taxes: \$4,644

Soil Map



Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
120B	Tama silty clay loam, 2 to 5 percent slopes	34.39	22.9%	Green	Ile	95	95	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	19.69	13.1%	Red	IIIe	44	40	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.74	12.5%	Orange	IIw	78	80	
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	16.26	10.8%	Red	IIIe	43	38	
428B	Ely silty clay loam, 2 to 5 percent slopes	12.60	8.4%	Blue	Ile	87	89	
11B	Colo-Ely complex, 0 to 5 percent slopes	12.14	8.1%	Blue	IIw	86	68	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	9.88	6.6%	Blue	IIIe	87	78	
916C2	Downs silt loam, sandy substratum, 5 to 9 percent slopes, eroded	7.96	5.3%	Orange	IIIe	80	62	
119	Muscatine silty clay loam, 0 to 2 percent slopes	6.04	4.0%	Green	Iw	100	100	
430	Ackmore silt loam, 0 to 2 percent slopes	5.73	3.8%	Orange	IIw	77	83	
352B	Whittier silt loam, 2 to 5 percent slopes	3.74	2.5%	Purple	Ile	51	63	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.88	1.3%	Orange	IIw	77	87	
352D2	Whittier silt loam, 9 to 14 percent slopes, moderately eroded	0.64	0.4%	Red	IVe	17	23	
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	0.31	0.2%	Blue	Ile	88	77	
Weighted Average						2.33	75.7	72.7

• **Tract 6**

Location: From Letts, Iowa, travel west out of town on County Road G40 for three miles to P Avenue. Turn south onto P Avenue and travel one-half mile. Tracts 4, 5 & 6 are all on the north side of the dead end road of 180th Street west of P Avenue.

Legal Description: The South East Quarter of the South East Quarter of Section 3, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa; except Parcel "A" of the SE1/4 SE1/4 of Section 3, Township 75 North, Range 4 West of the 5th P.M., Louisa County, Iowa as more particularly described in a Plat of Survey recorded in Book 15, Page 21 of the records of the Louisa County Recorder's office.

Farm Data:

Cropland	33.20 acres
Non-Crop	<u>1.80 acres</u>
Total	35.00 acres

FSA Information:

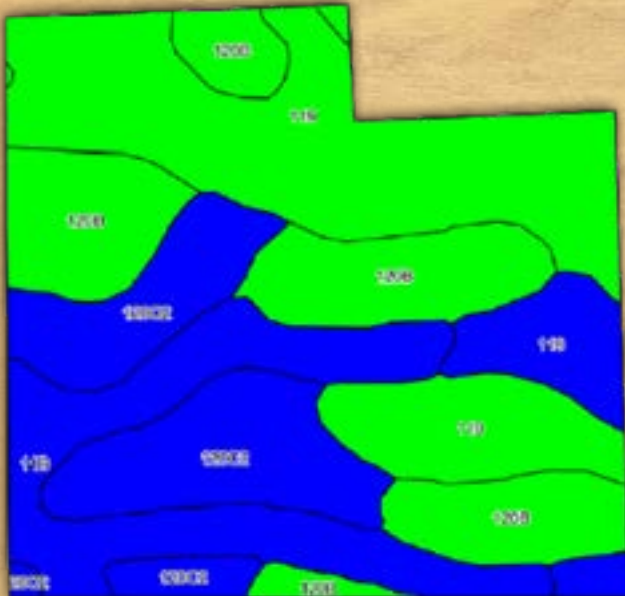
	<u>Base</u>	<u>Yield</u>
Corn	18.50 acres	174 bushels
Beans	12.00 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Taxes: \$1,346



Soil Map



Area Symbol: IA115, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
119	Muscatine silty clay loam, 0 to 2 percent slopes	11.60	33.1%		Iw	100	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	8.41	24.0%		IIe	95	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.78	19.4%		IIIe	87	78	
11B	Colo-Ely complex, 0 to 5 percent slopes	6.13	17.5%		IIw	86	68	
118	Garwin silty clay loam, 0 to 2 percent slopes	2.08	5.9%		IIw	90	95	
Weighted Average						1.86	93.2	88.6

• Tract 7

Location: From Letts, Iowa, travel south out of town on County Road X43 to 170th Street. Turn east onto 170th Street, and travel 7/8 of a mile to L Avenue. Turn south onto L Avenue. Tracts 7, 8 and 9 will be on the east side of L Avenue for the next 1.75 miles. Watch for signs.

Legal Description (Tracts 7, 8, and 9): Lot 3 of Musser Subdivision 1 in the Northeast Quarter of Section 20, Township 75 North, Range 3 West of the 5th P.M., Louisa County, Iowa, ALSO, Parcel B located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 16, in the East Half (E1/2) of Section 20 and in the West Half (W1/2) of Section 21, all in Township 75 North, Range 3 West of the 5th P.M., Louisa County, Iowa, ALSO, Auditor's Parcel 'G' in part of the E1/2 of the E1/2 of Section 17-75-3 and the W1/2 of Section 16-75-3, Louisa County, Iowa. Abstract to govern full legal description.

Tracts 7, 8 and 9 will have a new survey and new legal description per tract if purchased by separate buyers.



Farm Data:

Cropland	74.62 acres
Non-crop	3.48 acres
Timber	<u>20.90 acres</u>
Total	99.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	40.30 acres	174 bushels
Beans	34.00 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Taxes: \$2,963

Estimated; subject to assessor determination.

Soil Map



Area Symbol: IA115, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
291	Atterberry silt loam, 1 to 3 percent slopes	22.42	29.7%		Iw	85	95	
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	19.48	25.8%		Ile	84		
119	Muscatine silty clay loam, 0 to 2 percent slopes	15.75	20.9%		Iw	100	100	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	7.00	9.3%		IIIe	76		
165	Stronghurst silt loam, 0 to 2 percent slopes	4.39	5.8%		Iw	86	90	
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	1.69	2.2%		IIIe	79		
160	Walford silt loam, 0 to 2 percent slopes	1.46	1.9%		IIw	82	65	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.36	1.8%		Ile	90		
118	Garwin silty clay loam, 0 to 2 percent slopes	0.81	1.1%		IIw	90	95	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	0.62	0.8%		IIIe	50		
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.24	0.3%		Ive	39		
120B	Tama silty clay loam, 2 to 5 percent slopes	0.18	0.2%		Ile	95	95	
1058F	Douds-Lindley loams, 18 to 25 percent slopes	0.09	0.1%		VIIe	16	5	
Weighted Average						1.57	86.6	*-

• **Tract 8**

Location: From Letts, Iowa, travel south out of town on County Road X43 to 170th Street. Turn east onto 170th Street, and travel 7/8 of a mile to L Avenue. Turn south onto L Avenue. Tracts 7, 8 and 9 will be on the east side of L Avenue for the next 1.75 miles. Watch for signs.

Legal Description: See page 10.

Farm Data:

Cropland	178.08 acres
Non-Crop	2.37 acres
Pasture/Grass	20.00 acres
Timber	7.25 acres
Buildings	<u>2.30 acres</u>
Total	210.00 acres

FSA Information:

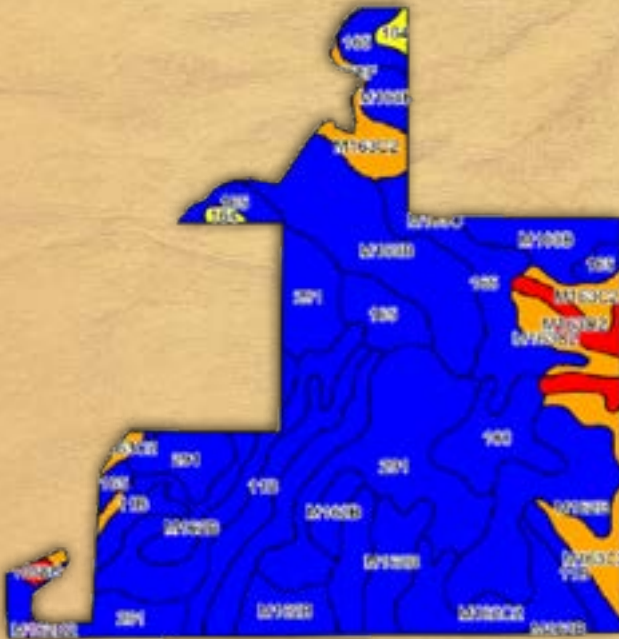
	<u>Base</u>	<u>Yield</u>
Corn	96.70 acres	174 bushels
Beans	76.60 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Taxes: \$7,032

Estimated; subject to assessor determination.

Soil Map



Area Symbol: IA115, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
291	Atterberry silt loam, 1 to 3 percent slopes	32.55	18.3%		Iw	85	95	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	29.52	16.6%		Ile	90		
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	29.41	16.5%		IIle	82		
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	24.09	13.5%		Ile	84		
165	Stronghurst silt loam, 0 to 2 percent slopes	19.96	11.2%		Iw	86	90	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	15.37	8.6%		IIle	76		
11B	Colo-Ely complex, 0 to 5 percent slopes	13.39	7.5%		IIw	86	68	
160	Walford silt loam, 0 to 2 percent slopes	7.11	4.0%		IIw	82	65	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	4.02	2.3%		IIIe	47		
164	Traer silt loam, 0 to 2 percent slopes	1.37	0.8%		IIIw	62	60	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.58	0.3%		IVe	57		
1058G	Douds-Lindley loams, 25 to 40 percent slopes	0.57	0.3%		VIIe	6	5	
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.14	0.1%		IIIe	79		
Weighted Average						2.01	83.1	*-

• Tract 9

Location: From Letts, Iowa, travel south out of town on County Road X43 to 170th Street. Turn east onto 170th Street, and travel 7/8 of a mile to L Avenue. Turn south onto L Avenue. Tracts 7, 8 and 9 will be on the east side of L Avenue for the next 1.75 miles. Watch for signs.

Legal Description: See page 10.

Farm Data:

Cropland 150.57 acres
 Non-Crop 15.43 acres
 Total 166.00 acres

FSA Information:

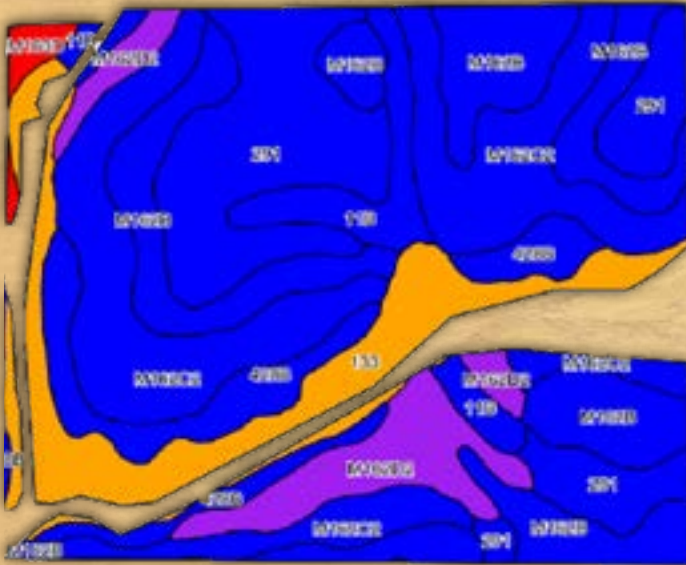
	<u>Base</u>	<u>Yield</u>
Corn	77.40 acres	174 bushels
Beans	59.30 acres	50 bushels

Estimated base acres; subject to FSA reconstitution.

Taxes: \$5,577

Estimated; subject to assessor determination.

Soil Map



Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	36.58	24.3%		Ille	82		
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	34.23	22.7%		Ile	90		
291	Atterberry silt loam, 1 to 3 percent slopes	27.20	18.1%		Iw	85	95	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.55	12.3%		Ilw	78	80	
428B	Ely silty clay loam, 2 to 5 percent slopes	12.69	8.4%		Ile	87	89	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	11.67	7.8%		IVe	57		
11B	Colo-Ely complex, 0 to 5 percent slopes	8.15	5.4%		Ilw	86	68	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.50	1.0%		Ille	50		
Weighted Average						2.23	82.2	*-

Aerial Map (Tracts 7, 8, and 9)



• **Tract 10**

Location: From Letts, Iowa, travel west out of town on County Road G40 for three miles to P Avenue. Turn south onto P Avenue and travel one and one-half miles to 170th Street. Turn west onto 170th Street and travel one mile. Farm starts on the south side of 170th Street for the next mile.

Legal Description: The North One Half of Section Sixteen, Township Seventy-Five North, Range Four West of the Fifth P.M. excepting 26 2/3 acres off of the West end of said North Half of said Section Number Sixteen, Louisa County, Iowa, ALSO EXCEPT Auditor's Parcel "A" in part of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 16, Township 75 North, Range 4 West of the 5th Principal Meridian, Louisa County, Iowa, according to the plat thereof appearing in Book 2019-0720,

(Surveyor's Book 20, Page 56), Office of the Recorder of Louisa County, containing 3.096 acres, more or less, inclusive of existing road right of way, and is subject to all easements and other restrictions of record.

Farm Data:

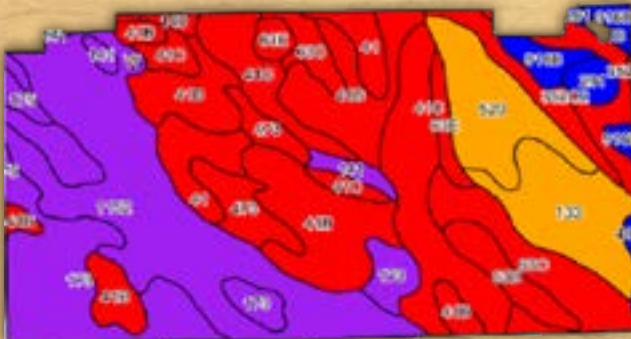
Cropland	280.05 acres
Non-Crop	1.06 acres
Other	<u>3.89 acres</u>
Total	285.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	68.70 acres	174 bushels
Beans	65.60 acres	50 bushels

Taxes: \$5,426

Soil Map



Area Symbol: IA115, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	50.87	18.2%		IIw	54	72	
41B	Sparta sand, 2 to 5 percent slopes	47.40	16.9%		IVs	38	25	
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	34.80	12.4%		IIIs	59	60	
41C	Sparta sand, 5 to 9 percent slopes	33.45	11.9%		IVs	33	10	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	17.89	6.4%		IVs	14	21	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.48	6.2%		IIw	78	80	
520	Coppock silt loam, 0 to 2 percent slopes	16.42	5.9%		IIw	79	65	
41	Sparta sand, 0 to 2 percent slopes	11.25	4.0%		IVs	44	35	
473	Gilford fine sandy loam, 0 to 2 percent slopes	8.95	3.2%		IIw	34	60	
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	6.87	2.5%		IIIe	43	38	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	6.05	2.2%		IVs	19	36	
352D2	Whittier silt loam, 9 to 14 percent slopes, moderately eroded	6.00	2.1%		IVe	17	23	
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	5.82	2.1%		IIe	88	77	
63E	Chelsea loamy fine sand, 14 to 18 percent slopes	4.87	1.7%		VIIIs	5	5	
291	Atterberry silt loam, 1 to 3 percent slopes	3.46	1.2%		Iw	85	95	
141	Watseka loamy fine sand, 0 to 2 percent slopes	3.35	1.2%		IIIIs	53	45	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.69	0.6%		IIIIs	56	60	
140	Sparta loamy sand, Illinoi till plain, 0 to 2 percent slopes	1.42	0.5%		IVs	40	45	
11B	Colo-Ely complex, 0 to 5 percent slopes	0.99	0.4%		IIw	86	68	
484	Lawson silt loam, 0 to 2 percent slopes	0.82	0.3%		IIw	83	90	
W	Water	0.20	0.1%			0	0	
Weighted Average						*	47.3	46.1

• Tract 11

Location: From Wapello, Iowa, travel west out of town on County Road G62 for four and one-half miles to County Road X37. Turn south onto County Road X37 and travel one-half mile south. Staying on the curve, you will now be on County Road G62 heading west. The farm is one-half mile west of the curve on the north side of G62.

Legal Description: Parcel D in W1/2 Section 26 & E1/2 Section 27, all in Township 74 North, Range 4, West of the 5th P.M., Louisa County, Iowa.

Soil Map



FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	66.20 acres	124 bushels
Beans	42.90 acres	34 bushels

Farm Data:

Cropland	122.44 acres
Non-Crop	17.65 acres
Pasture/Grass	43.01 acres
Timber	17.40 acres
Buildings	4.50 acres
Total	205.00 acres

Additional Comments: Tenant has personal property on the farm that will be removed prior to new buyer possession, or as agreed to between new buyer and tenant. Please visit with agent for a list of items reserved by the tenant.

Taxes: \$4,716



Area Symbol: IA115, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	17.60	14.4%		IIIe	47		
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	16.19	13.2%		IIIe	85		
65F	Lindley loam, 18 to 25 percent slopes	14.63	11.9%		VIIe	14	10	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	13.15	10.7%		IVe	57		
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	11.64	9.5%		IIIe	76		
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	6.97	5.7%		IIIe	82		
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	6.70	5.5%		IIe	90		
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	6.19	5.1%		IIe	84		
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	4.51	3.7%		IIIe	69	57	
65E	Lindley loam, 14 to 18 percent slopes	4.48	3.7%		VIe	31	30	
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	4.18	3.4%		IVe	7	8	
291	Atterberry silt loam, 1 to 3 percent slopes	3.99	3.3%		Iw	85	95	
428B	Ely silty clay loam, 2 to 5 percent slopes	3.85	3.1%		IIe	87	89	
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	2.70	2.2%		IIIe	50		
834	Titus silty clay loam, 0 to 2 percent slopes	2.12	1.7%		IIIw	65	68	
180	Keomah silt loam, 0 to 2 percent slopes	1.31	1.1%		IIw	82	76	
273B	Olmitz loam, 2 to 5 percent slopes	1.19	1.0%		IIe	90	72	
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately erode	0.95	0.8%		IVe	10	9	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	0.09	0.1%		IIIe	75	62	
Weighted Average						3.51	60.4	*.

Simulcast 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 March 1, 2023.

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 March 14, 2023, or such other date agreed to by the parties.

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 Brown Winick Law Firm.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Brown Winick Law Firm, the required earnest payment. The Seller will provide a current abstract of title at their expense. The Buyer(s) and Seller will be responsible for their own closing costs. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be March 14, 2023, 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 Brown Winick Law Firm.

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.

Auction Sales: The real estate will be offered in eleven individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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(s): Marvin M. Jorgensen Estate; Iowa State Bank, Executor

Auctioneer: Joel Ambrose/Marshall Hansen

Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, February 7, 2023, at 8:00 AM**, with bidding concluding at the end of the live auction.

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.