

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

**300.40± Acres, Keokuk County, Iowa**

**Tuesday, November 23, 2021 • 2:00 PM**

**Keokuk County Expo Hall | 22400 220th Avenue, Sigourney, Iowa**

## Highlights:

- A farm with something for everyone, highly productive cropland, recreational open grassland, timber, pond and beautiful setting(s) for house/ cabin!
- Open tenancy for 2022
- Three tract Buyer's Choice Auction

A-22173

For additional information, please contact:

## ONLINE BIDDING AVAILABLE!

To Register and bid on this auction, go to:  
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# Property Information

**Direction to Property:** From the Junction of Highway 149 and Highway 92 east of Sigouney, Iowa, go north three and a half miles to the southwest corner of Tract 1. (Located on the east side of Highway 149). From the Junction of Highway 149 and Highway 22 on the east side of Webster, Iowa, go south two and a half miles to the northeast corner of Tract 2. (Located on the west side of Highway 149). From the Junction of Highway 149 and Highway 92 east of Sigouney, Iowa, go north approximately three and five-eighths miles to 180th Street, turn west on to 180th Street (gravel road), proceed four-eighths mile west and north on 180th Street to the south boundary of Tract 3. (Located on the north side of 180th Street).

## Legal Description:

- **Tract 1:** All that part of the NW 1/4 of Section 18, Township 76 North, Range 11 West of the 5th P.M. lying east of Highway #149, Keokuk County, Iowa
- **Tract 2:** The Wfr1/2 SWfr1/4 of Section 7, Township 76 North, Range 11 West of the 5th P.M. except part of the acreage along the south boundary as described on the Plat Of Survey in Book 2008, Page 1432 filed in the Keokuk County, Iowa, Recorder's Office, also except the West 100 feet of the SWfr1/4 SWfr1/4 of Section 7, Township 76 North, Range 11 West of the 5th P.M., Keokuk County, Iowa
- **Tract 3:** The West 100 feet of the SWfr1/4 SWfr1/4 of Section 7, Township 76 North, Range 11 West of the 5th P.M. and the South 72 acres of the E1/2 SE1/4 of Section 12, Township 76 North, Range 12 West of the 5th P.M., Keokuk, County, Iowa. (All legal descriptions are subject to easements of record and will be taken from the Abstracts of Title.)

**Property Description:** Mixture of high quality undulating to gently rolling productive cropland with CSR2 values in the 80s, moving down to rolling timber and grassland with a pond and picturesque views of the rolling countryside. Numerous wildlife habitats with timber that has not been harvested in several years.

## Farm Data:

- **Tract 1**  
 Cropland 137.93 acres  
 (includes 4.21 acres in Certified grassed hay in waterway)  
 Non-crop 2.16 acres  
 Other 1.56 acres (grass and waterways)  
 Total 141.65 acres
- **Tract 2 \***  
 Cropland 75.14 acres  
 Non-crop .33 acres  
 Timber 3.50 acres  
 Other 4.75 acres (grass and waterways)  
 Total 83.72 acres
- **Tract 3 \***  
 Cropland 25.52 acres  
 Non-crop 1.00 acres  
 Timber 21.82 acres  
 Other 26.69 acres (grass, pond, waterways)  
 Total 75.03 acres

\*Tracts 2 and 3 category acreages are estimated\*

## FSA Information (whole farm):

	<u>Base</u>	<u>Yield</u>
Corn	183.20 acres	128 bushels
Soybeans	35.30 acres	46 bushels

\* FSA crop acres are estimated pending reconstitution of farm by the Keokuk County FSA office \*

## Taxes:

- **Tract 1:** \$4,944 or \$34.90 per acre
  - **Tract 2:** \$2,267 or \$27.08 per acre (estimated)
  - **Tract 3:** \$1,385 or \$18.46 per acre (estimated)
- \* Taxes per tract are estimated pending the sale of the respective tracts. Keokuk County Treasurer/Assessor will determine final tax figures\*

Property Location Map



**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
80B	Clinton silt loam, 2 to 5 percent slopes	19.11	25.67	80.0	0	83	2e
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	17.82	23.94	69.0	0	77	3e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	12.23	16.43	27.0	0	72	6e
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	11.23	15.09	9.0	0	59	4e
65E	Lindley loam, 14 to 18 percent slopes	6.05	8.13	31.0	0	76	6e
425D	Keswick loam, 9 to 14 percent slopes	3.69	4.96	9.0	0	64	4e
730B	Nodaway occasionally flooded-Coppock-Cantril rarely flooded complex, 2 to 5 percent slopes	2.57	3.45	76.0	0	85	2w
W	Water	1.73	2.32	-	0	-	-
TOTALS		74.44(*)	100%	48.44	-	72.75	3.66

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# 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 December 23, 2021 or such other date agreed to by the parties. Subject to current lease. The lease has been terminated and is open to farm in 2022. Current lease expires February 28, 2022.

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

**Closing:** The sale closing will be December 23, 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 any difference between the advertised and actual surveyed acres.

**Approval of Bids:** Final sale is subject to the Sellers' approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Auction Sales:** The real estate will be offered as Buyer's Choice three individual tracts, multiple tracts, or any combination. 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:** Harold L. Greiner Trust

**Auctioneer:** Tucker Wood

**Attorney:** Dean D. Carrington

**Online Simultaneous Bidding Procedure:**  
**Online Bidding Available!**  
**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.