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A-22281

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FOR MORE INFO!



ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Madison County, Iowa

Tuesday, February 25, 2025 | 10:00 AM

Madison County Fairgrounds - Jackson Building | 1146 West Summit Street, Winterset, Iowa

Highlights:

- Sale not subject to minimum or reserve
- Located west of Winterset near Highway 92
- High percentage (90%) cropland
- Crop share lease in place for 2025 and 2026 crop years
- Excellent drainage and erosion control
- Fabric hoop building
- Macksburg silty clay loam primary soil type



For additional information, please contact:
Ben Price, AFM, Agent | (515) 205-3883
BPrice@FarmersNational.com

Bidding starts | Monday, February 24, 2025, at 8:00 AM
Bidding closes | Tuesday, February 25, 2025, at close of live event.

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

Property Information

Directions to Property:

From Winterset, travel west on Highway 92 for four miles. Turn South onto Roseman Bridge Road and continue for one and one-half miles to the property located at 1637 Roseman Bridge Road.

Legal Description:

East Half (E1/2) Southwest Quarter (SW1/4)
Section 6, Township 75 North, Range 28 West
of the 5th P.M. Parcel ID: 560110662000000 &
560110668000000

Property Description:

High-quality, well-maintained crop farm located in a competitive area west of Winterset near Highway 92. Excellent drainage and erosion control. Overall average 71.5 CSR2 rating and ninety percent cropland. Macksburg silty clay loam is the primary soil type. Sale is not subject to minimum or reserve.

Current hay fields were seeded in years 2021, 2022, and 2024. Excellent crop stewardship and recent chicken litter application promotes the most productive and profitable harvests yet.

You will appreciate the convenience and adaptability of the 65' x 120' fabric hoop building. Built in 2021, this high clearance structure is ideal for storing hay, farm equipment, etc. The unique fabric cover allows natural light and ventilation to allow the building to be cooler in the summer.

A crop share lease is in place for the 2025 and 2026 crop years. The farm operator is a well-established hay producer and distributor located in the immediate area. Contact agent for lease terms. Buyer will assume lease terms.

This property has what you need for a successful land ownership experience. Be sure to review the information available on our website including flyover video, FSA documents, hay field seeding map, well and waterline easement and several maps including aerial, soils, topography, assessor parcels, and plat.

Taxes:

- \$2,580.00

FSA Information:

	Base	Yield
Corn	34.42 acres	95 bushels
Soybeans	15.66 acres	36 bushels

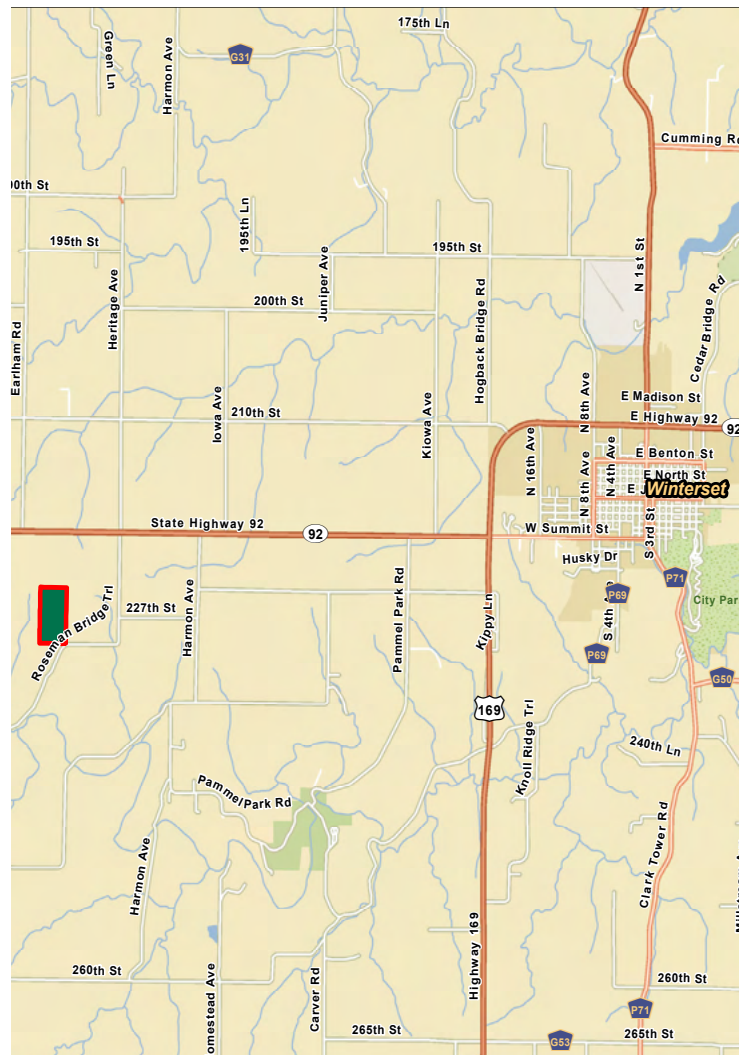
Farm Data:

Cropland	72.22 acres
Non-crop	5.78 acres
Buildings	2.00 acres
Total	80.00 acres

Improvements:

- 65' x 120' fabric hoop building built in 2021.

Property Location Map



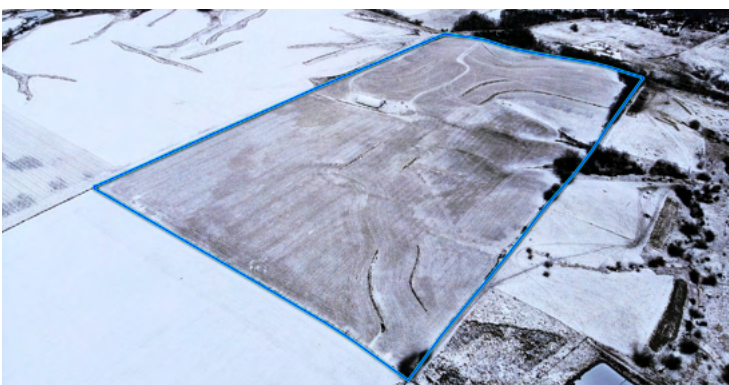
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
368B	Macksburg silty clay loam, 2 to 5 percent slopes	12.71	16.15	89.0	0	88	2e
76B	Ladoga silt loam, 2 to 5 percent slopes	12.21	15.51	86.0	0	83	2e
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	11.33	14.39	56.0	0	66	3w
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	9.9	12.58	7.0	0	56	4e
368	Macksburg silty clay loam, 0 to 2 percent slopes	9.72	12.35	93.0	0	88	1
369	Winterset silty clay loam, 0 to 2 percent slopes	8.15	10.35	83.0	0	80	2w
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	7.5	9.53	91.0	0	91	2e
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	5.04	6.4	75.0	0	77	3e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.19	1.51	59.0	0	75	3w
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	0.86	1.09	35.0	0	71	4e
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.11	0.14	49.0	0	74	3e
TOTALS		78.72(*)	100%	71.55	-	78.4	2.37



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 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 Wednesday, April 2, 2025, or such other date agreed to by the parties. Subject to a crop share lease in place for the 2025 and 2026 crop years. Contact agent for lease terms. Buyer will assume lease terms.

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 Farmers National Company.

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

Closing: The sale closing will be on Wednesday, April 2, 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 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.

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. 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: This is an absolute auction, and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Patrick Frazier

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 24, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, February 25, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.