

SIMULCAST AUCTION

80± Acres, Pocahontas County, Iowa

Tuesday, February 28, 2023 • 10:00 AM

Pocahontas County Expo Center | 310 NE 1st Street, Pocahontas, Iowa

Highlights:

- High-quality Pocahontas County farm
- Windmill and CRP Income
- Excellent appeal along Highway 7
- Open lease for 2023!



A-22369

ONLINE BIDDING AVAILABLE!

Starting Sunday, February 26, 2023,
at 8:00 AM, with bidding concluding at
the end of the live event.

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



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For additional information, please contact:

Colin Hogrefe, AFM, Agent
Sioux Rapids, Iowa

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Property Information

Property Location: From Fonda, Iowa, travel 6.85 miles east on Highway 7. Your property is on the south side of the road.

Legal Description: E1/2 of NW1/4 in Section Twenty Six (26) Township Ninety (90) North, Range Thirty Three (33) West of 5th P.M. in Pocahontas County, Iowa.

Property Description: Productive, investment-quality Pocahontas County farmland. This tract is close to good grain markets and offers great potential to expanding farm operators or the investor. Farm is available for the 2023 growing season. This farm offers farmland, CRP, and a windmill easement for multiple sources of income.

Farm Data:

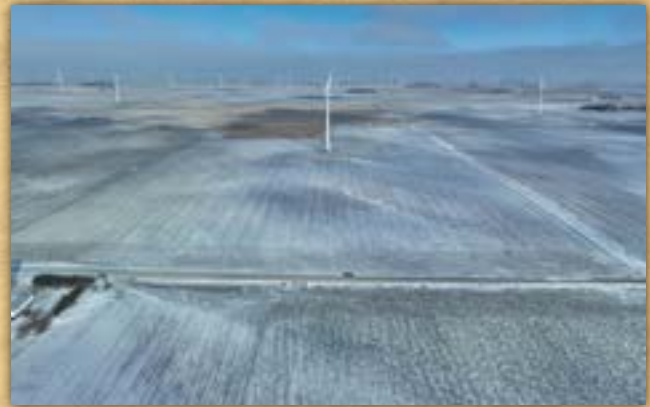
Cropland	64.52 acres
Non-crop	2.28 acres
CRP	<u>13.20 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	38.40 acres	142 bushels
Soybeans	26.17 acres	49 bushels

CRP Information: 13.20 acres, due to expire September 30, 2024. Annual payment of \$3,872

Taxes: \$2,282



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	23.88	29.74	89.0	98	82	1
507	Canisteo clay loam, 0 to 2 percent slopes	16.71	20.81	84.0	92	82	2w
107	Webster clay loam, 0 to 2 percent slopes	15.73	19.59	86.0	93	83	2w
138B	Clarion loam, 2 to 6 percent slopes	13.68	17.04	89.0	95	85	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.93	7.39	59.0	87	75	3w
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	2.74	3.41	55.0	0	72	3w
95	Harps clay loam, 0 to 2 percent slopes	1.62	2.02	72.0	90	82	2w
TOTALS		80.29(*)	100%	83.65	90.94	81.85	1.81



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 March 29, 2023, or such other date agreed to by the parties. Subject to the current lease in place. This lease has been terminated, allowing the Buyer(s) full access to the property at closing. The windmill income payment to be paid January 1, 2024, goes to the Buyer(s) in full. Formal easement will be granted to the Buyer(s) at closing. Please contact the agent for additional information.

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 Montgomery, Barry, Bovee and Davis.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Montgomery, Barry, Bovee and Davis the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 29, 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 Montgomery, Barry, Bovee and Davis.

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. No absentee or telephone bids will be accepted without 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): Diane L Fredrickson Living Trust

Auctioneer: Greg Hermstad

Online Simultaneous Bidding Procedure:

Online bidding starts **Sunday, February 26, 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.

