



[www.FarmersNational.com](http://www.FarmersNational.com)

A-22776



SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160± Acres, Hancock County, Iowa**

**Thursday, September 5, 2024 | 10:00 AM CDT**

**Britt Municipal Building | 170 Main Avenue South, Britt, Iowa**

## Highlights:

- **Highly-tillable tracts: Tract 1 - 97.3%, Tract 2 - 95.7%**
- **Tracts feature CSR2 greater than weighted mean CSR2 of cropland across Hancock County**
- **Immediate possession available at closing on October 10, 2024**



**For additional information, please contact:**

**Ben Watson, AFM, Agent | (515) 971-7951**

**[BWatson@FarmersNational.com](mailto:BWatson@FarmersNational.com)**

**Bidding starts | Monday, September 2, 2024, at 8:00 AM**

**Bidding closes | Thursday, September 5, 2024, at close of live event**

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

## Property Information

### Directions to Property:

From the south edge of Britt, travel south on County R35 for one and one-half miles to County B40 (210th Street). Then, go east one and one-half miles to Kent Avenue. Both tracts lie on the south side of County B40 along the one-half of a mile between Kent Avenue and King Avenue.

### Legal Description:

- **Tract 1:** E1/2NW1/4 of Section 11, T95N, R25W of 5th P.M.
- **Tract 2:** W1/2NW1/4 of Section 11, T95N, R25W of 5th P.M.

### Property Description:

Two productive, eighty gross acre, highly-tillable tracts alongside pavement southeast of Britt, Iowa. Farms have been in the same family for over a century.

### Taxes:

- **Tract 1:** \$2,034
- **Tract 2:** \$2,006

### Farm Data:

• **Tract 1:**  
Cropland 77.85 acres  
Non-crop 2.15 acres  
Total 80.00 acres

• **Tract 2:**  
Cropland 76.52 acres  
Non-crop 3.48 acres  
Total 80.00 acres

### FSA Information:

• **Tract 1:**

	Base	Yield
Corn	40.56 acres	168 bushels
Soybeans	35.77 acres	50 bushels

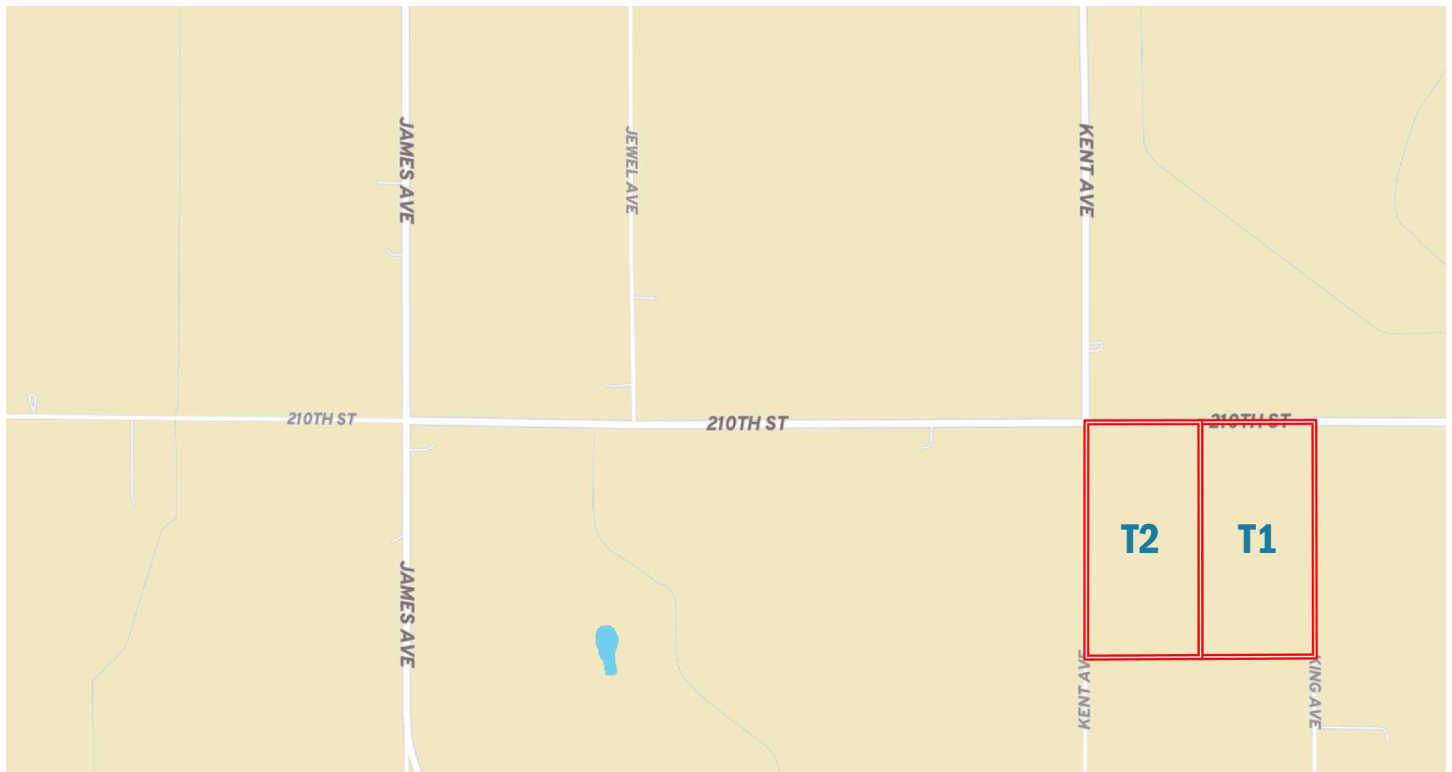
Hancock FSA #7994

• **Tract 2:**

	Base	Yield
Corn	39.86 acres	168 bushels
Soybeans	35.16 acres	50 bushels

Hancock FSA #7995

## Property Location





## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	31.09	38.6	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	22.56	28.01	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	14.13	17.54	89.0	0	83	2e
641C2	Clarion-Sunburg complex, 5 to 9 percent slopes, moderately eroded	5.69	7.06	71.0	0	65	3e
641B	Clarion-Sunburg complex, 2 to 5 percent slopes	5.35	6.64	79.0	0	70	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.99	1.23	83.0	0	69	3e
507	Canisteo clay loam, 0 to 2 percent slopes	0.74	0.92	84.0	0	82	2w
TOTALS		80.55(*)	100%	85.79	-	80.12	1.8

## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	29.23	36.24	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	23.73	29.42	89.0	0	81	1
507	Canisteo clay loam, 0 to 2 percent slopes	15.64	19.39	84.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	9.77	12.11	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.21	2.74	59.0	0	76	3w
641B	Clarion-Sunburg complex, 2 to 5 percent slopes	0.06	0.07	79.0	0	70	2e
TOTALS		80.64(*)	100%	86.1	-	82.01	1.73

## Tract 1



## Tract 2



# 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 October 10, 2024, 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 Brekken, Wynia, & Hyland, P.C.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Brekken, Wynia, & Hyland, P.C. 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 Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on October 10, 2024, 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 Brekken, Wynia, & Hyland, P.C.

**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 as two 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:** Karen S. Tanruther Green, Steven J. Tanruther

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, September 2, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September, 2024, with bidding concluding at the end of the live auction.

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