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A-22851



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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**210.35± Acres, Fremont County, Iowa**

**Thursday, September 19, 2024 | 10:00 AM**

**Tabor City Hall | 626 Main Street, Tabor, Iowa 51653**

## Highlights:

- Nicely maintained, well terraced farmland
- Timber acres provide good hunting potential
- Located close to Highway 275



**For additional information, please contact:**

**JT Oltman, AFM/Agent**

**(712) 482-6854 or (402) 672-7400**

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

**Bidding starts | Monday, September 16, 2024, at 8:00 AM**  
**Bidding ends | Thursday, September 19, 2024, at close of live event**

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

## Property Information

**Directions to Properties:** From Tabor, Iowa travel two miles south on Highway 275, to 120<sup>th</sup> Street, go West one mile to 260<sup>th</sup> Avenue, then South. All three parcels are on 260<sup>th</sup> Avenue on the east side between 120<sup>th</sup> Street and 142<sup>nd</sup> Street.

### Legal Description:

**Tract 1:** N1/2 SW 1/4 , Ex Pt in SW Corner & S 1/8 NW 1/4 Sec. 16 Twp 70N Rge 42 W of the 5th PM Fremont CO IA

**Tract 2:** NW1/4 NW1/4 Exc SW COR and W1/2 NE1/4 NW1/4 and N PT SW1/4 NW1/4 EXC W PT and N PT W1/2 SE1/4 NW1/4 Sec 21 all in Twp 70N Rge 42W of the 5th PM Fremont County IA

**Tract 3:** SE1/4 SW 1/4 and S pt SW 1/4 SW1/4 Sec 21 all in Twp 70N Rge 42 W of the 5th PM Fremont CO IA

**Property Description:** Nice farms that have been well maintained and terraced. Three tracts offers plenty of opportunities to fit any budget or operation and are located close to Highway 275 just outside of Tabor in a strong farming community. All tracts include timber that could offer excellent hunting potential to any outdoor enthusiasts. Lease has been terminated and open to farm in 2025.

### Taxes:

**Tract 1:** \$3,130.00

**Tract 2:** \$2,268.00

**Tract 3:** \$1,250.00

### Farm Data:

#### Tract 1:

Cropland	86.7 acres
Non Crop	9.23 acres
Total	95.93 acres

#### Tract 2:

Cropland	58.9 acres
Non Crop	14.70 acres
Total	73.60 acres

#### Tract 3:

Cropland	30.8 acres
Non Crop	10.20 acres
Total	41.00 acres

### FSA Information:

#### Tract 1:

	Base	Yield
Corn	56.80 acres	173 bushels
Soybeans	31.50 acres	50 bushels

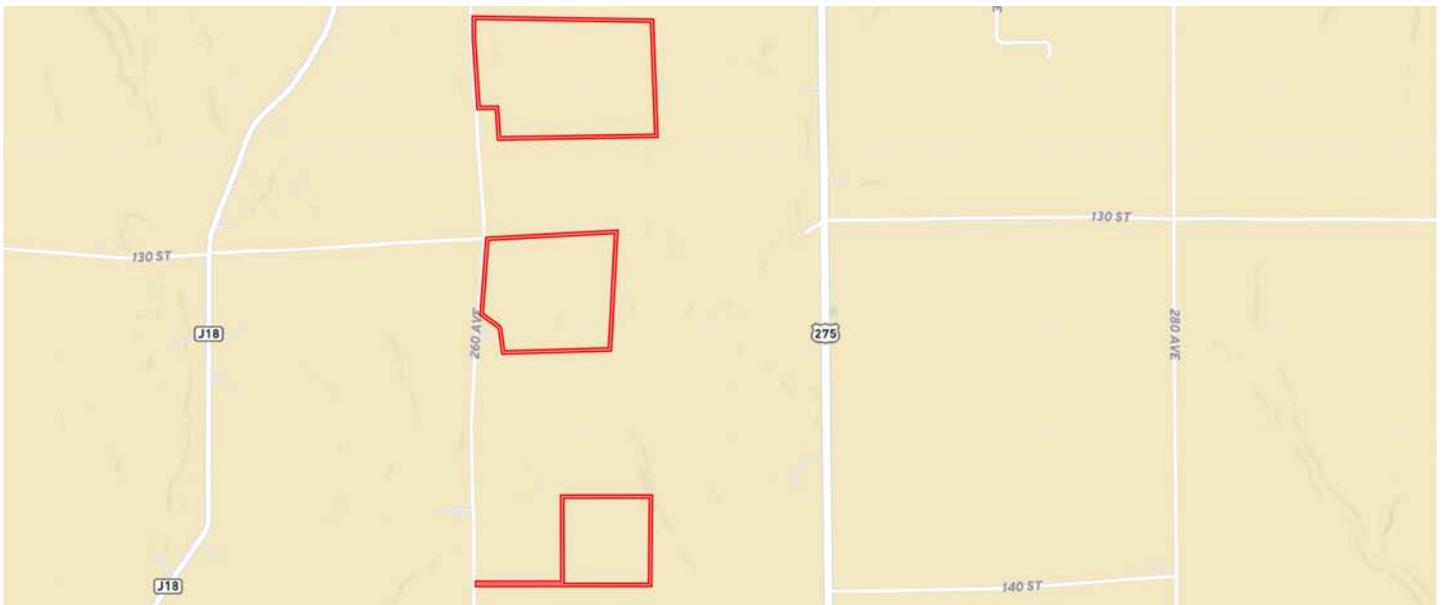
#### Tract 2:

	Base	Yield
Corn	42.00 acres	173 bushels
Soybeans	23.40 acres	50 bushels

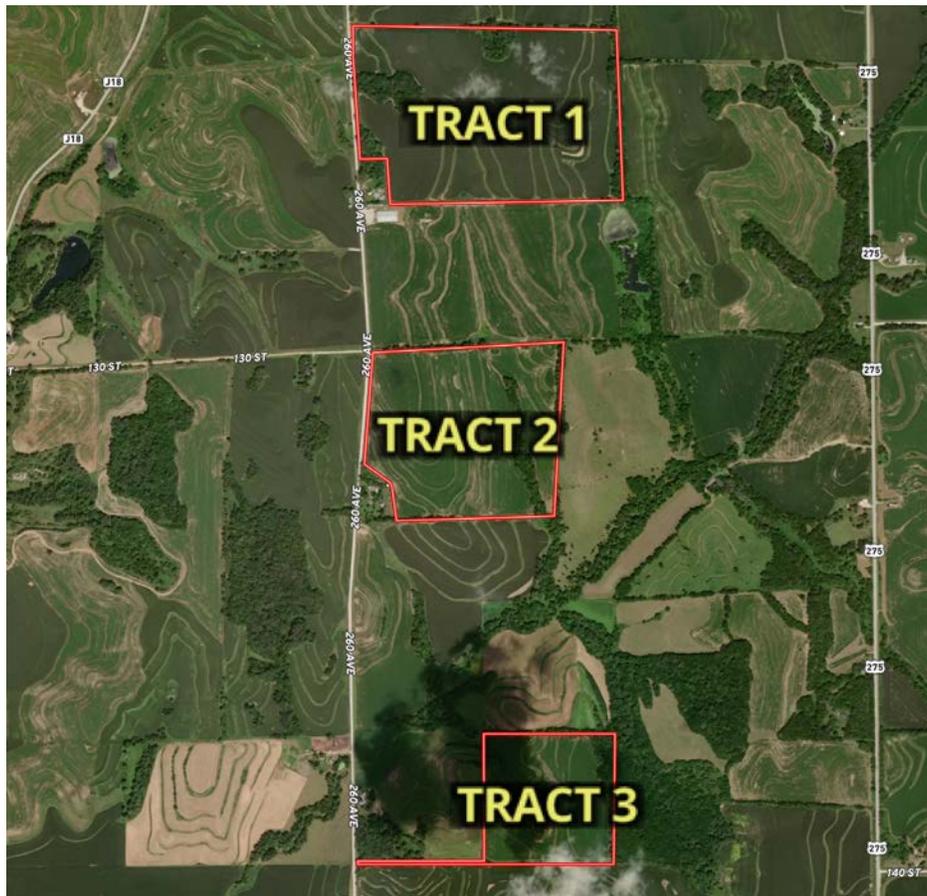
#### Tract 3:

	Base	Yield
Corn	20.60 acres	173 bushels
Soybeans	11.40 acres	50 bushels

## Location Map



## Aerial Map



## Tract 1:



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	29.08	27.53	60.0	0	78	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	25.95	24.57	95.0	0	89	2e
10C	Monona silt loam, 5 to 9 percent slopes	14.28	13.52	89.0	0	87	3e
10B	Monona silt loam, 2 to 5 percent slopes	13	12.31	95.0	0	88	2e
12B	Napier silt loam, 2 to 5 percent slopes	11.07	10.48	93.0	0	89	2e
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	6.67	6.31	45.0	0	73	4e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.95	2.79	32.0	0	59	3e
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	1.41	1.33	53.0	0	73	3e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.2	1.14	86.0	0	81	3e
717C	Napier-Gullied land complex, 2 to 10 percent slopes	0.01	0.01	55.0	0	7	3e
TOTALS		105.62(*)	100%	78.75	-	83.41	2.59



## Tract 2:

## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	26.87	36.08	60.0	0	78	3e
10B	Monona silt loam, 2 to 5 percent slopes	18.02	24.2	95.0	0	88	2e
12B	Napier silt loam, 2 to 5 percent slopes	13.64	18.32	93.0	0	89	2e
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	5.69	7.64	38.0	0	68	4e
717C	Napier-Gullied land complex, 2 to 10 percent slopes	5.63	7.56	55.0	0	7	3e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	3.91	5.25	86.0	0	81	3e
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	0.73	0.98	53.0	0	73	3e
TOTALS		74.49(1)	100%	73.77	-	76.43	2.65

# Tract 3:

# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
10C	Monona silt loam, 5 to 9 percent slopes	13.24	32.07	89.0	0	87	3e
10E	Monona silt loam, 14 to 20 percent slopes	8.04	19.47	48.0	0	78	4e
10B	Monona silt loam, 2 to 5 percent slopes	7.72	18.7	95.0	0	88	2e
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	7.51	18.19	60.0	0	78	3e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	3.3	7.99	86.0	0	81	3e
12B	Napier silt loam, 2 to 5 percent slopes	0.96	2.33	93.0	0	89	2e
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	0.52	1.26	45.0	0	73	4e
TOTALS		41.29(+)	100%	76.16	-	83.19	3.0



# 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 November 1, 2024, or such other date agreed to by the parties. Subject to harvest of current soybean crop.

**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 Bri Sorensen Law.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bri Sorensen Law 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 equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on November 1, 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 Bri Sorensen Law.

**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. 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 three individual tracts. 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. 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:** Vern P Smith Revocable Trust

**Auctioneer:** Joel Ambrose

**Online Simulcast Bidding Procedure:** The online bidding begins on Monday, September 16, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, September 19, 2024, at 10:00 AM, with bidding concluding at the end of the live auction.

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**To register and bid on this auction go to:** [www.fnccbid.com](http://www.fnccbid.com)

**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.

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