

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

108.77± Acres, Kossuth County, Iowa

Bidding starts | Tuesday, December 3, 2024 at 1:00 PM

Bidding closes | Thursday, December 5, 2024 at 1:00 PM

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

Highlights:

- Offered in two individual tracts
- Tract 1 offers commercial, agricultural and residential opportunities
- Both tracts contain excellent soils and are available to farm in 2025
- Nice sized tracts for an investor, developer, new farmer or an existing farming operation



For additional information, please contact:
Jim Franzen, Agent/AFM | (515) 928-7778
JFranzen@FarmersNational.com

Property Information

Directions to Property:

Tract 1: Farm is located on the West border of Algona on the North side of Highway 18. The farm is adjacent to the Pharmacist Mutual Company home office and the new GrandStay Hotel and Suites.

Tract 2: Farm is located 3.5 miles West of Algona on Highway 18. Tract is on the Southeast corner of the intersection of 70th avenue and Highway 18.

Legal Description:

Tract 1: A tract of land (67.47 +/- acres) located in the Southeast Quarter (SE1/4), Section Thirty-four (34), Township Ninety-six (96) North, Range Twenty-nine (29) West of the 5th P.M., Kossuth County, Iowa more particularly described as Parcel G and Parcel H of a Plat of Survey filed as Document No. 2007-4445

Tract 2: The West 41.3 +/- acres located in the North Fractional Half (N Fr 1/2) of the Northwest Quarter (NW1/4) of Section Six (6), Township Ninety-five (95) North, Range Twenty-nine (29) West of the 5th P.M., Kossuth County, Iowa more particularly described as Parcel 2 of a Plat of Survey filed as Documents No. 2024 2357

Property Description:

Farmers National Company is proud to offer two high quality Kossuth County farms. The farms have been well cared for and available for the 2025 cropping year.

Tract 1 offers agricultural, residential and commercial opportunities as it is ideally located on the Western edge of Algona on State Highway 18.

The South 13.87 acres adjacent to Highway 18 are in the Algona City limits and have availability to the newly installed infrastructure ready for your projects including:

- 12" Water Main
- 10" Sanitary Sewer Line
- High Speed Telecommunications Fiber
- 3 Phase Electrical Service

This area is currently designated as Ag in the Algona Zoning Office, but could be upgraded to residential, business or commercial use zone. The North 53.6 acres are designated by Kossuth County as "R-5" Rural One and two-family residence district. The tract offers

beautiful frontage next to pasture land on the North side of the property.

Tract 2 is one of the highest soil quality farms in our area. This tract contains a high percentage of tillable acres and would be an ideal parcel to purchase for a beginning farmer, investor or an established farming operation.

Taxes:

Tract 1: \$2,066

Tract 2: \$1,352 (estimated)

Farm Data:

Tract 1:

Cropland	61.47 acres
Pasture	.96 acres
Non-crop	.21 acres
CRP	<u>5.2 acres</u>
Total	67.84 acres*

*Per FSA records

Tract 2:

Cropland	40.0 acres*
Non-crop	<u>1.3 acres</u>
Total	41.3 acres*

*Estimated per survey

FSA Information:

Tract 1:	Base	PLC Yield
Corn	33.75 acres	152 bushels
Soybeans	27.76 acres	54 bushels

Tract 2:	Base	PLC Yield
Corn	TBD acres	152 bushels
Soybeans	TBD acres	54 bushels

*Parcel is being split on Tract 14294

ARC Co on both corn and soybeans

CRP Information:

Tract 1: 2.02 acres, with an annual payment of \$414.10, expires on September 30, 2030

1.98 acres, with an annual payment of \$405.90, expires on September 30, 2030

1.20 acres, with an annual payment of \$246.00, expires on September 30, 2030

Tract 2: .5 acres, with an annual payment of \$192.00, expires on September 30, 2030

Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	24.76	36.77	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	16.04	23.82	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.72	11.47	83.0	0	69	3e
288	Ottosen clay loam, 1 to 3 percent slopes	5.81	8.63	91.0	90	80	1
507	Canisteo clay loam, 0 to 2 percent slopes	5.71	8.48	84.0	0	82	2w
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.52	6.71	41.0	0	64	4e
107	Webster clay loam, 0 to 2 percent slopes	1.51	2.24	86.0	0	83	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.07	1.59	59.0	0	76	3w
62G	Belview loam, 22 to 40 percent slopes	0.1	0.15	10.0	0	16	7e
585B	Colo-Spillville complex, 2 to 5 percent slopes	0.09	0.13	79.0	0	90	2w
TOTALS		67.33(*)	100%	84.16	7.77	79.1	1.95

Tract 2

Aerial Map

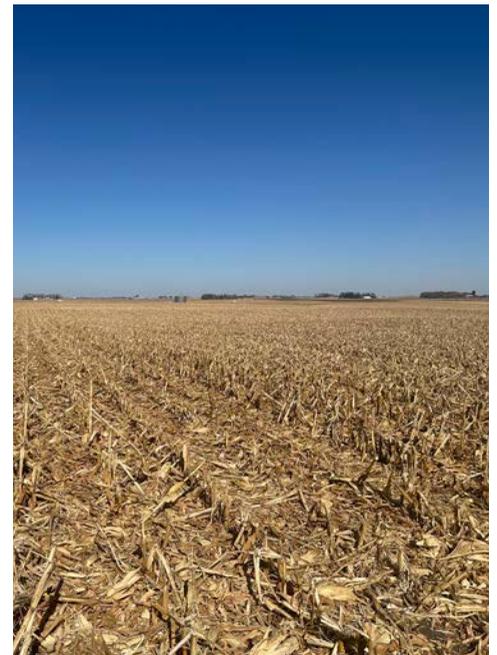


Soil Map



|  Boundary 41.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	18.27	44.29	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	13.71	33.24	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	9.17	22.23	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.07	0.17	83.0	0	69	3e
TOTALS		41.22(*)	100%	87.93	-	82.47	1.78



Online 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 Farmers National Company.

Possession: Possession will be granted at closing on January 13, 2025, or such other date agreed to by the parties. Subject to current lease.

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 McMahon, Stowater, Laddusaw & Buske Law Firm.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McMahon, Stowater, Laddusaw & Buske Law Firm 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 January 13, 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 McMahon, Stowater, Laddusaw & Buske Law Firm.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Tuesday, December 3, 2024, at 1:00 PM until Thursday December 5, 2024, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National 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 Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National 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: Mark R. Montag, Mary B. Friend, and Colleen Lacy

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To register and bid on this auction go to: www.FNCBid.com

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.

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.

