



Farmers
National
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A-31573



LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Humboldt County, Iowa

Tuesday, September 10, 2024 | 10:00 AM

Renwick Community Center | 511 Main Street | Renwick, Iowa 50577

Highlights:

- Excellent soil quality
- Available to farm in 2025
- Close to grain market facilities



For additional information, please contact:

Jim Franzen, AFM/Agent | (515) 928-7778

JFranzen@FarmersNational.com

Bidding starts | Monday, September 9, 2024, at 10:00 AM
Bidding closes | Tuesday, September 10, 2024, at close of live event

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

Property Information

Directions to Property: From Renwick, Iowa travel 1 mile West on County Road C26 (150th St.). Farm is located on the North side of the road.

Legal Description: The West Half of the Southwest Quarter (W1/2SW1/4) and The West Half of the Northwest Quarter (W1/2NW1/4) all in Section 26, Township 93 North, Range 27 West of the 5th P.M., Humboldt County, Iowa

Property Description: Farmers National Company is proud to offer 160 +/- acres of productive Humboldt County farmland. The farm offers excellent soils, and conveniently located to an aggressive grain market facility. The farm has been well cared for, and available for the 2025 cropping year. The farm includes 19.99 acres of CRP on the North part of the property.

FSA Information: Arc County

	Base	Yield
Corn	83.35 acres	156 bushels
Soybeans	47.27 acres	44 bushels

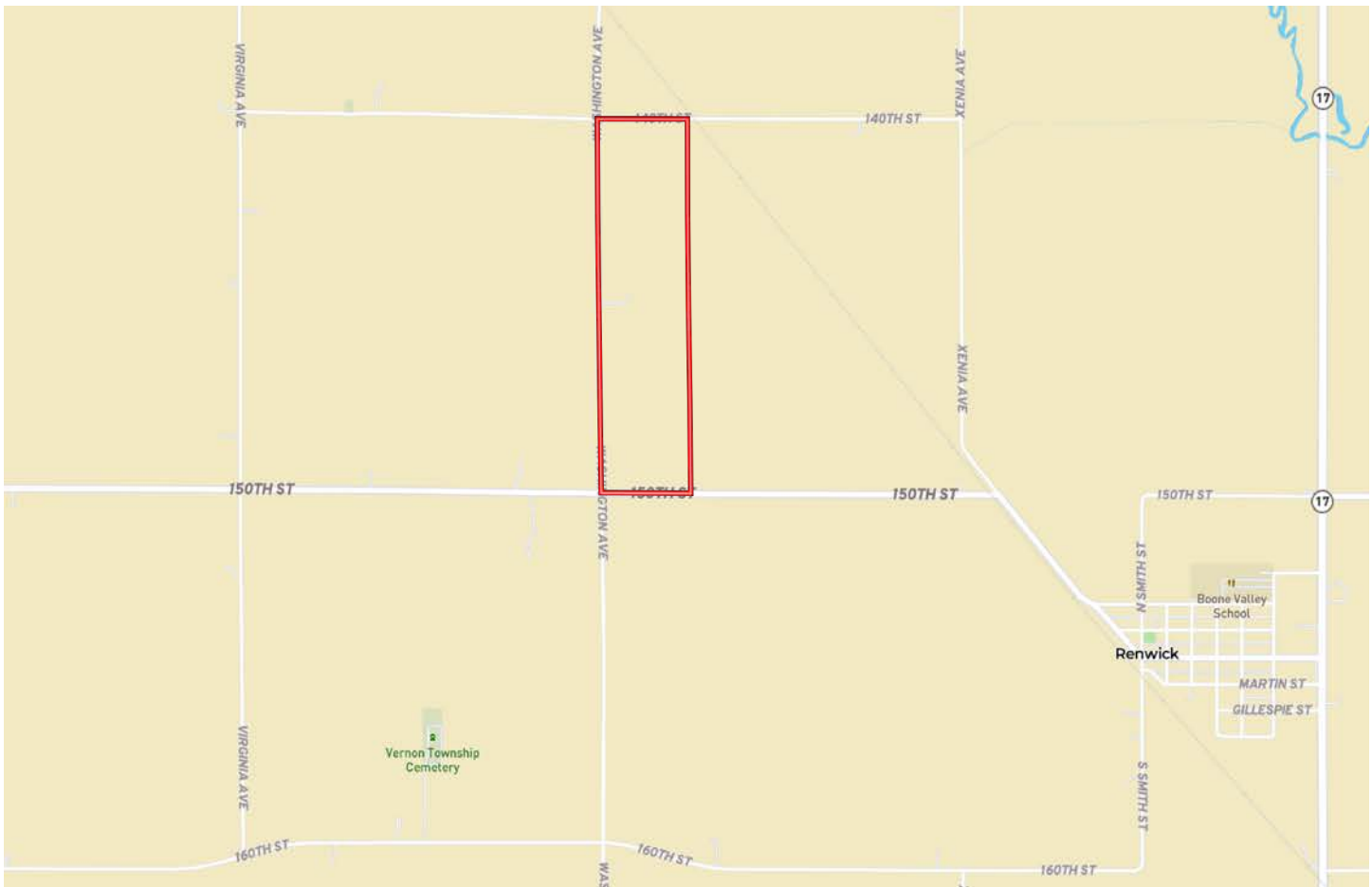
Farm Data:

Cropland	133.26 acres
Non-crop	6.75 acres
CRP	19.99 acres
Total	160.00 acres

CRP Information: 19.99 acres with an annual payment of \$4,300 expiring on September 30, 2035.

Taxes: \$4,984.00

Property Location



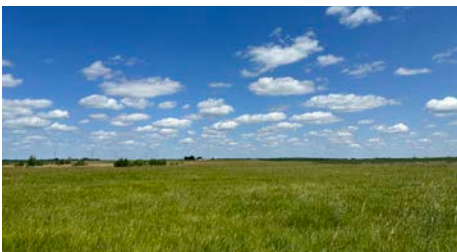
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	81.86	51.42	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	20.08	12.61	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	16.23	10.19	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	15.72	9.87	59.0	0	76	3w
95	Harps clay loam, 0 to 2 percent slopes	11.91	7.48	72.0	0	82	2w
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	9.36	5.88	75.0	0	68	3e
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	4.07	2.56	50.0	0	46	3e
TOTALS		159.2 3(*)	100%	80.39	-	79.65	2.06



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 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 Buchanan Law Office.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Buchanan Law Office 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 will be 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 Buchanan Law Office.

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 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: 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: Debra S. Berkenes Rev. Trust date 30th day of May, 2006, Julie A. Bailey, Joni K. Poutre, Amy Eileen Schneider

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 9, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, September 10, 2024, 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 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.