

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,522.51± Acres, Adams, Taylor and Union Counties, Iowa

Wednesday, November 13, 2024 | 10:00 AM

Lenox Community Center | 210 East Dallas Street, Lenox, Iowa

Highlights:

- Offered via Buyer's Choice!
- Eight tracts of high-quality farmland located in Adams, Taylor and Union Counties
- Large tracts for efficient operations with above average CSR2 values
- Improved farms with tile and terraces; open for 2025 crop year!



For additional information, please contact:
Clint Freund, AFM, Agent | (515) 835-1706
CFreund@FarmersNational.com

Bidding starts | Monday, November 11, 2024, at 8:00 AM

Bidding closes | Wednesday, November 13, 2024, at the end of the live auction.

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

Property Information

Farmers National Company is pleased to represent the Bennett B. Doubleday Real Estate Trust with this excellent offering of eight tracts of southwest Iowa farms in Adams, Taylor and Union Counties! Hog manure available on Tracts 1 and 2 from Iowa Select hog barn located on Tract 1. Well tiled farms with Tract 6 being pattern tiled. Don't miss this opportunity to add high-quality land to your portfolio! Open for the 2025 crop season.

Tract 1

Directions to Property:

Adams-Jasper-31; Olive Farm (west): From Corning, Iowa, travel five miles south on Highway 148, turn west onto 270th Street, and travel three miles. The farm is southwest of the intersection of 270th Street and Grove Avenue.

Legal Description:

N1/2SE1/4 and the NE1/4, except Parcel B, all in Section 31, T71N, R34W of the 5th P.M., Adams County, Iowa.

Farm Data:

Cropland	189.75 acres
Non-crop	47.72 acres
Total	237.47 acres

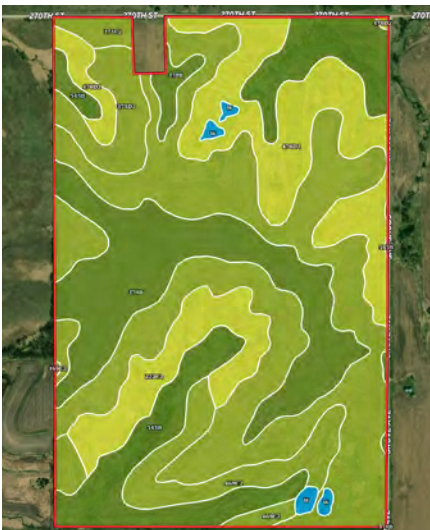
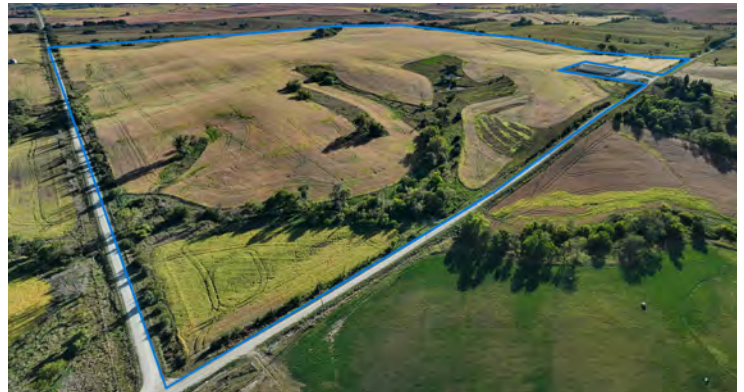
FSA Information:

	Base	Yield
Oats	17.00 acres	46 bushels
Corn	126.60 acres	141 bushels
Soybeans	72.30 acres	41 bushels

Base acres will be reconstituted per FSA if needed.

Taxes:

• \$5,616.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	84.67	35.88	83.0	0	80	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	40.97	17.36	91.0	0	91	2e
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	35.48	15.03	28.0	0	62	4e
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	32.4	13.73	64.0	0	7	2w
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	16.03	6.79	44.0	0	61	3e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	15.58	6.6	38.0	0	54	4w
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	9.01	3.82	57.0	0	76	3e
W	Water	1.84	0.78	-	0	-	-
TOTALS		235.98(*)	100%	66.25	-	65.39	2.9

Tract 2

Directions to Property:

Adams-Jasper-32; Olive Farm (east): From Corning, Iowa, travel five miles south on Highway 148, turn west onto 270th Street, and travel three miles. The farm is southeast of the intersection of 270th Street and Grove Avenue.

Legal Description:

W1/2NW1/4 and the W1/2SW1/4, except a tract in the SW corner thereof, all in Section 32, T71N, R34W of the 5th P.M., Adams County, Iowa.

Improvements:

Three small grain bins.



Farm Data:

Cropland	130.25 acres
Non-crop	<u>29.00 acres</u>
Total	159.25 acres

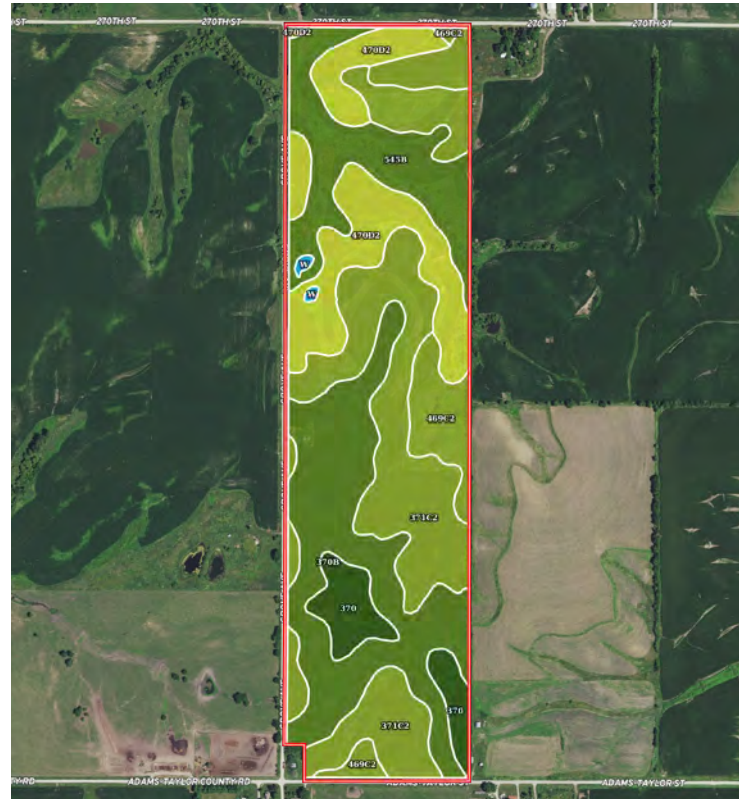
FSA Information:

	<u>Base</u>	<u>Yield</u>
Oats	17.00 acres	46 bushels
Corn	126.60 acres	141 bushels
Soybeans	72.30 acres	41 bushels

Base acres will be reconstituted per FSA if needed.

Taxes:

• \$4,032.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	43.61	28.8	83.0	0	80	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	37.56	24.8	91.0	0	91	2e
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	25.22	16.65	28.0	0	62	4e
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	20.39	13.46	64.0	0	7	2w
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	15.56	10.27	44.0	0	61	3e
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	8.67	5.73	96.0	0	88	1
W	Water	0.44	0.29	-	0	-	-
TOTALS		151.45(*)	100%	69.77	-	68.18	2.67

Tract 3

Directions to Property:

Adams-Mercer-26,35; Walters Farm: From Corning, Iowa, travel seven miles east on Highway 34, turn south onto Quince Avenue, and travel four miles. The farm is southwest of the intersection of Quince Avenue and 265th Street.

Legal Description:

N1/2NE1/4 of Section 35 and the SE1/4 of Section 26, all in T71N, R33W of the 5th P.M., Adams County, Iowa.

Improvements:

Machine shed, barn, and granary.

Farm Data:

Cropland	227.58 acres
Non-crop	<u>10.32 acres</u>
Total	238.90 acres

FSA Information:

	Base	Yield
Corn	51.60 acres	141 bushels
Soybeans	51.60 acres	41 bushels

Taxes:

• \$7,134.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	72.47	30.52	83.0	0	80	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	54.84	23.1	91.0	0	91	2e
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	50.65	21.33	64.0	0	7	2w
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	38.39	16.17	44.0	0	61	3e
2368B	Macksburg-Nira complex, 2 to 5 percent slopes	13.34	5.62	91.0	0	88	2e
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	3.51	1.48	57.0	0	76	3e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.22	1.36	38.0	0	54	4w
W	Water	0.75	0.32	-	0	-	-
368	Macksburg silty clay loam, 0 to 2 percent slopes	0.26	0.11	93.0	0	88	1
TOTALS		237.43(*)	100%	73.69	-	63.69	2.51

Tract 4

Directions to Property:

Adams-Grant-33; Childers Farm: From Lenox, Iowa, travel one mile east on County Highway J13, turn north onto Vale Avenue, and travel one mile north. The farm is northwest of the intersection of Adams/Taylor Street and Vale/Union Avenue.

Legal Description:

SE1/4 and the SE1/4SW1/4 all in Section 33, T71N, R32W of the 5th P.M., Adams County, Iowa.

Taxes:

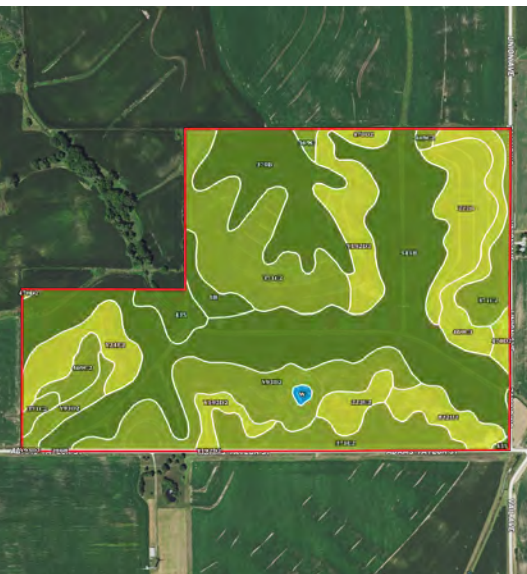
• \$4,614.00

Farm Data:

Cropland 183.00 acres
 Non-crop 17.00 acres
 Total 200.00 acres

FSA Information:

	Base	Yield
Wheat	3.30 acres	40 bushels
Corn	137.80 acres	121 bushels
Soybeans	39.70 acres	38 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	61.07	30.67	64.0	0	7	2w
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	36.88	18.52	83.0	0	80	3e
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	22.57	11.33	35.0	0	67	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	17.64	8.86	91.0	0	91	2e
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	11.39	5.72	16.0	0	60	4e
222D	Clarinda silty clay loam, 9 to 14 percent slopes	10.82	5.43	13.0	0	57	4e
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	8.07	4.05	35.0	0	71	4e
469C3	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, severely eroded	7.13	3.58	39.0	0	53	4e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	5.29	2.66	10.0	0	58	4e
435	Zook-Mt. Sterling complex, 0 to 2 percent slopes, occasionally flooded	3.86	1.94	73.0	0	67	2w
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.58	1.8	38.0	0	54	4w
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, eroded	3.39	1.7	44.0	0	61	3e
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	3.07	1.54	93.0	0	94	2e
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, eroded	2.78	1.4	28.0	0	62	4e
569C	Nira-Clearfield complex, 5 to 9 percent slopes	0.73	0.37	78.0	0	83	3e
W	Water	0.44	0.22	-	0	-	-
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.35	0.18	80.0	0	83	3e
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	0.09	0.05	80.0	0	88	2w
TOTALS		199.15(*)	100%	56.86	-	51.57	2.82

Tract 5

Directions to Property:

Taylor-Grant-16; Nelson Farm: From Clearfield, Iowa, travel two miles west on County Highway J23, turn south onto Vail Avenue, and travel south on Vail Avenue for one and one-half miles. The farm is on the west side of Vail Avenue, or northwest of the intersection of Vail Avenue and 190th Street.

Legal Description:

SE1/4 of Section 16, T69N, R32W of the 5th P.M., Taylor County, Iowa.

Farm Data:

Cropland	151.45 acres
Non-crop	<u>4.55 acres</u>
Total	156.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	146.50 acres	140 bushels

Taxes:

- \$5,096.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	45.37	29.16	59.0	0	75	3w
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	45.37	29.16	84.0	0	93	3e
5B	Colo-Ackmore complex, 0 to 5 percent slopes	18.1	11.63	75.0	0	85	2w
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	18.04	11.59	38.0	0	54	4w
368B	Macksburg silty clay loam, 2 to 5 percent slopes	15.16	9.74	89.0	0	88	2e
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	5.41	3.48	81.0	0	87	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.7	2.38	91.0	0	91	2e
222C	Clarinda silty clay loam, 5 to 9 percent slopes	3.27	2.1	36.0	0	61	4w
822C	Lamoni silty clay loam, 5 to 9 percent slopes	1.19	0.76	42.0	0	76	3e
TOTALS		155.6 1(*)	100%	69.56	-	80.76	2.9

Tract 6

Directions to Property:

Taylor-Grant-35; Heimke Farm: From the west end of Clearfield, Iowa, travel north on Yellowstone Avenue for one mile. The farm is northwest of the intersection of Yellowstone Avenue and 160th Street.

Legal Description:

E1/2SE1/4, except parcel A in the SE1/4SE1/4, NW1/4SE1/4 and the E1/2SW1/4, all in Section 35, T70N, R32W of the 5th P.M., Taylor County, Iowa.

Taxes:

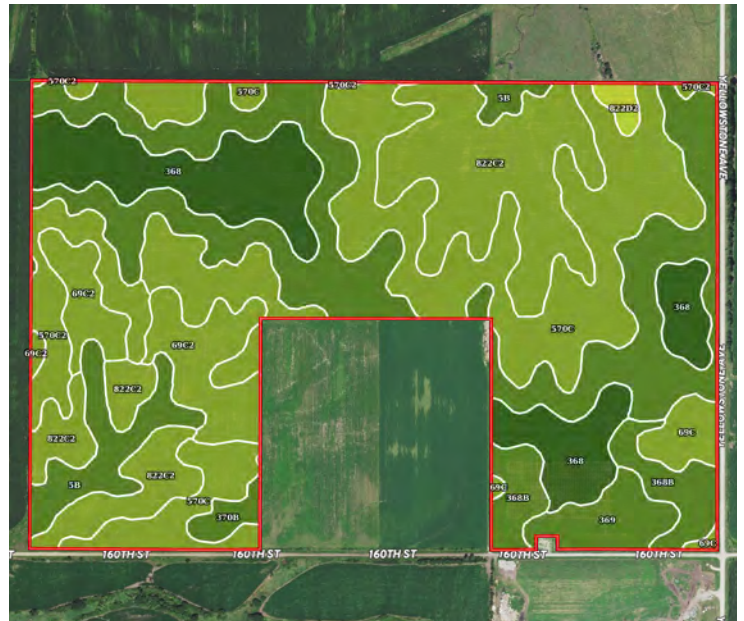
• \$6,974.00

Farm Data:

Cropland	194.77 acres
Non-crop	<u>1.03 acres</u>
Total	195.80 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	94.80 acres	140 bushels
Soybeans	94.60 acres	45 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	49.1	25.06	84.0	0	93	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	41.73	21.3	91.0	0	91	2e
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, eroded	32.17	16.42	32.0	0	60	3e
368	Macksburg silty clay loam, 0 to 2 percent slopes	25.42	12.98	93.0	0	88	1
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	12.75	6.51	56.0	0	66	3w
5B	Colo-Ackmore complex, 0 to 5 percent slopes	8.7	4.44	75.0	0	85	2w
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	8.16	4.17	81.0	0	87	3e
368B	Macksburg silty clay loam, 2 to 5 percent slopes	7.93	4.05	89.0	0	88	2e
369	Winterset silty clay loam, 0 to 2 percent slopes	5.23	2.67	83.0	0	80	2w
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	3.55	1.81	59.0	0	75	3w
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	1.16	0.59	10.0	0	58	4e
TOTALS		195.9(*)	100%	75.06	-	83.06	2.42

Tract 7

Directions to Property:

Union-Douglas-26; Creston Farm (south): From Creston, Iowa, travel two and one-half miles south on High and Dry Road, turn west onto 205th Street, and travel one-quarter of a mile west on 205th Street. The farm is on the south side of 205th Street.

Legal Description:

W/1/2SE1/4 and the East 130 acres of the SW1/4 of Section 26, Except Parcel A, T72N, R31W of the 5th P.M., Union County, Iowa.

Taxes:

• \$3,790.00

Farm Data:

Cropland 178.82 acres
 Non-crop 22.97 acres
 Total 201.79 acres

FSA Information:

	Base	Yield
Corn	129.87 acres	117 bushels
Soybeans	47.54 acres	39 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	61.91	30.63	91.0	0	91	2e
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	61.66	30.5	88.0	0	92	3e
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	22.28	11.02	35.0	0	67	3e
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	20.54	10.16	80.0	0	87	2w
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	17.64	8.73	28.0	0	52	4w
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	9.98	4.94	17.0	0	51	4e
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	5.23	2.59	74.0	0	82	2w
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.51	0.75	35.0	0	71	4e
W	Water	1.24	0.61	-	0	-	-
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.15	0.07	78.0	0	81	2w
TOTALS		202.14(*)	100%	72.22	-	81.93	2.71

Tract 8

Directions to Property:

Union-Douglas-26; Creston Farm (north): From Creston, Iowa, travel two and one-half miles south on High and Dry Road, turn west onto 205th Street, and travel one-quarter of a mile west on 205th Street. The farm is on the north side of 205th Street.

Legal Description:

N1/2NE1/4 and the SW1/4NE1/4 and the SE1/4NE1/4 except parcel in the SE1/4SE1/4, all in Section 26, T72N, R31W of the 5th P.M., Union County, Iowa.
All Legal Descriptions Governed by Abstract.

Taxes:

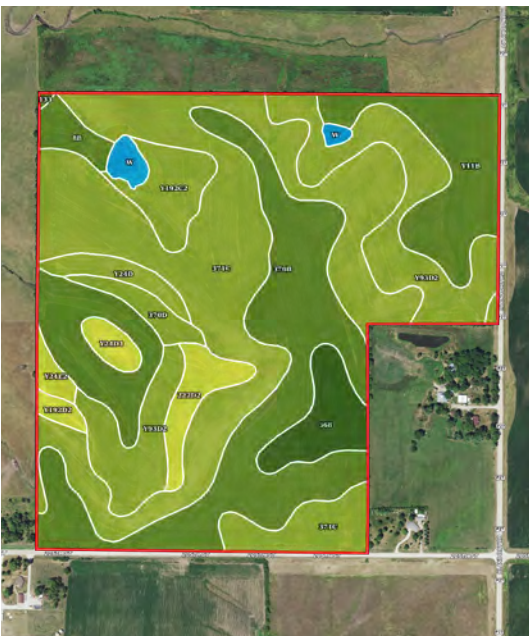
- \$2,606.00

Farm Data:

Cropland	121.42 acres
Non-crop	<u>11.88 acres</u>
Total	133.30 acres

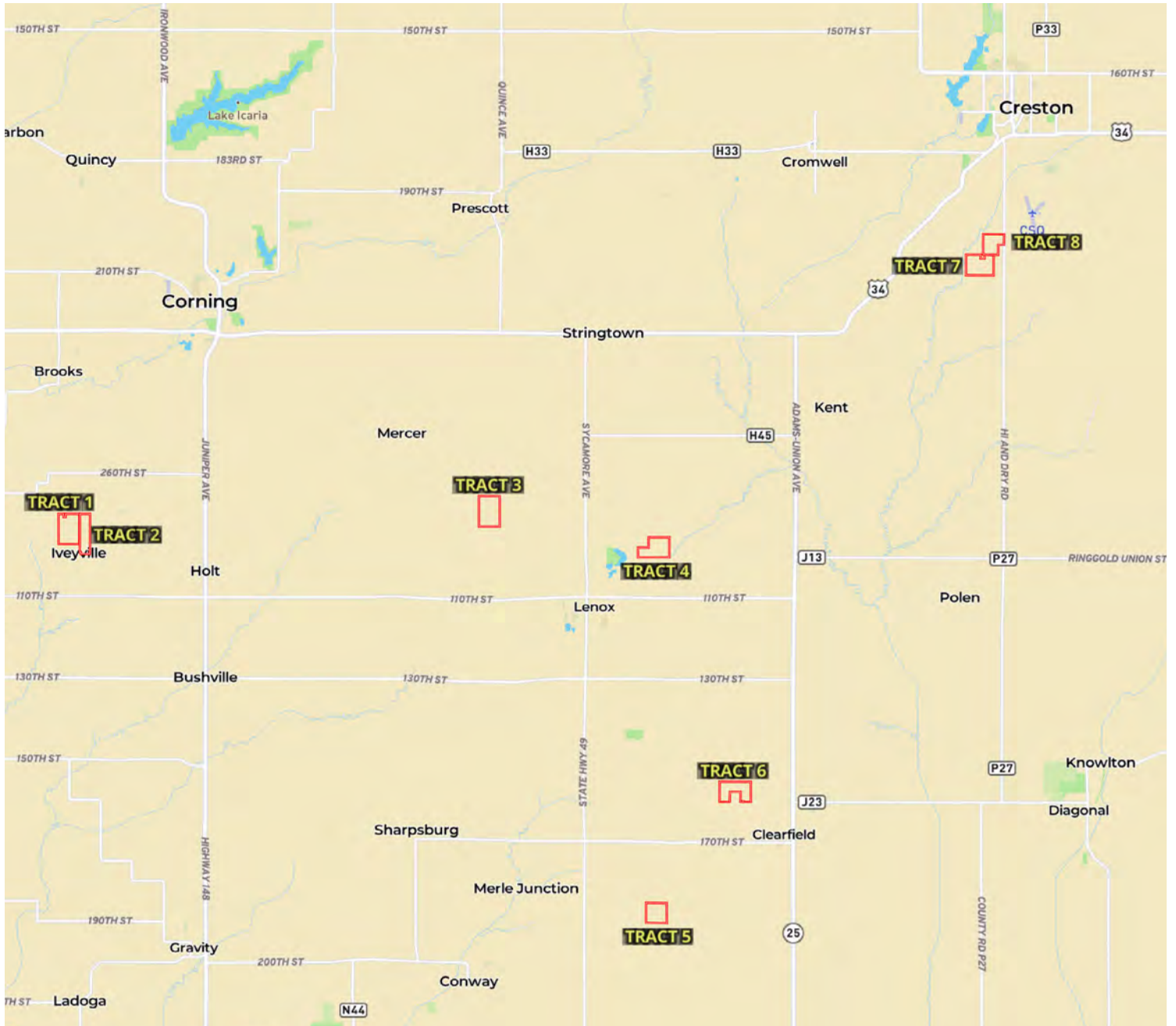
FSA Information:

	Base	Yield
Corn	87.00 acres	117 bushels
Soybeans	40.40 acres	39 bushels



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	46.98	34.98	88.0	0	92	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	26.35	19.62	91.0	0	91	2e
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	18.05	13.44	35.0	0	67	3e
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	10.92	8.13	80.0	0	87	2w
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	9.74	7.25	93.0	0	94	2e
368	Macksburg silty clay loam, 0 to 2 percent slopes	5.03	3.75	93.0	0	88	1
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.51	3.36	33.0	0	62	3e
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.32	2.47	17.0	0	51	4e
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	2.34	1.74	52.0	0	83	3e
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	2.12	1.58	59.0	0	85	3e
Y24D3	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, severely eroded	1.46	1.09	43.0	0	68	4e
W	Water	1.45	1.08	-	0	-	-
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.07	0.8	35.0	0	71	4e
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.86	0.64	16.0	0	60	4e
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.11	0.08	78.0	0	81	2w
TOTALS		134.3 1(*)	100%	74.35	-	84.11	2.62

Property Location Map



Property Photos



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 December 17, 2024, or such other date agreed to by the parties. Subject to the 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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 December 17, 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 Brown Winick Law Firm.

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 Buyer(s) and Seller will each pay one half of 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 eight tracts and sold via the buyer's choice method. 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: TUA Bennett B. Doubleday Real Estate Trust c/o Equitable Trust, Trustee; Wick Ruehling, Partner

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 11, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 13, 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(s) 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.