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A-4246

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

154.4± Acres, Dallas County, Iowa

Tuesday, June 11, 2023 | 10:00 AM

Perry Elks Lodge | 2823 Willis Avenue, Perry, Iowa

Highlights:

- Located north of Minburn
- Overall 96% cropland acres with 87 CSR2 rating
- Excellent location along Highway 169
- Productive Canisteo-Clarion-Nicollet soils
- Seller retaining possession of 2024 crops



For additional information, please contact:

Ben Price, AFM, Agent | (515) 205-3883

BPrice@FarmersNational.com

Bidding starts | Monday, June 10, 2024, at 8:00 AM
Bidding closes | Tuesday, June 11, 2024, at close of live event

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

Property Information

Directions to Property:

From Minburn, travel two miles north on Highway 169. The property located on west side of the highway.

Legal Description:

Southeast Quarter (SE1/4) of Section 30, Township 81 North, Range 27 West of the 5th P.M.

Abstract to govern legal description.

Parcel ID's : 0330400001, 0330400002, 0330400003, 0330400004

Property Description:

Outstanding land located in Dallas County north of Minburn. Investment quality land with overall average of 96% cropland acres with 87 CSR2 rating. Excellent location along Highway 169. Consists of productive Canisteo-Clarion-Nicollet soils. Seller is retaining possession of the 2024 crops. Buyer will receive full possession after the corn and soybeans are harvested.

Be sure to review the information available on our website including a flyover video, FSA documents, several maps including: aerial, soils, topography, tax parcel, and plat.

Farm Data:

Cropland	134.86 acres
Non-crop	6.14 acres
CRP	<u>13.40 acres</u>
Total	154.40 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	73.99	166 bushels
Soybeans	58.99	42 bushels

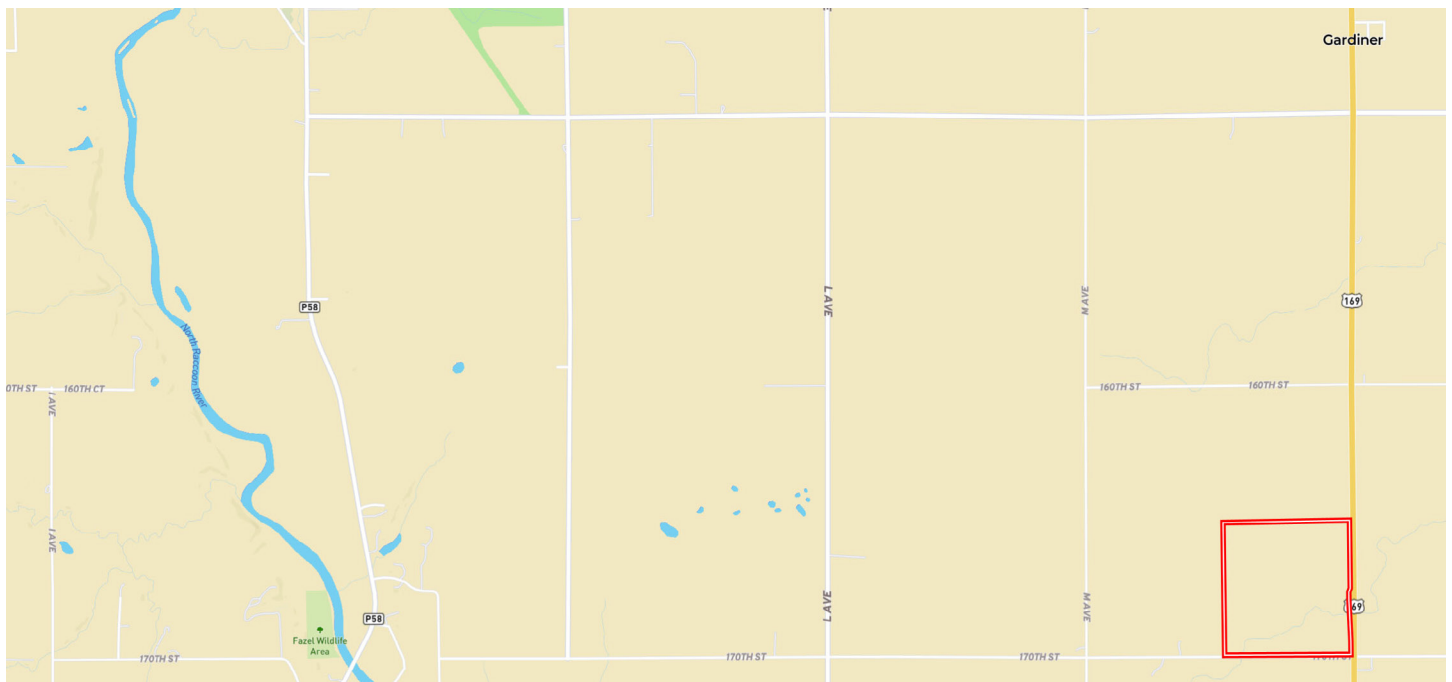
CRP Information:

- 13.4 acres, due to expire September 30, 2025. Annual payment of \$4,509. Fall 2024 payment to be prorated by USDA-FSA.

Taxes:

- \$4,642.00

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L55	Nicollet loam, 1 to 3 percent slopes	69.79	45.37	91.0	0	85	1
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	51.89	33.74	87.0	0	81	2w
201B	Coland-Terril complex, 2 to 5 percent slopes	13.78	8.96	74.0	0	89	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.76	6.35	88.0	0	84	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.88	4.47	88.0	0	80	2e
828B	Zenor sandy loam, 2 to 5 percent slopes	0.95	0.62	52.0	0	49	3e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.76	0.49	83.0	0	64	3e
TOTALS		153.8 1(*)	100%	87.52	-	83.4	1.56



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 July 30, 2024, or such other date agreed to by the parties. Seller is retaining possession of the 2024 crops. Buyer will receive full possession after the corn and soybeans are harvested.

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. 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 July 30, 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 Farmers National Company.

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 in 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: Carol Sagawa Trust/Sheila Glass Living Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, June 10, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, June 11, 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 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.