

FOR SALE BY BIDS

130± Acres, Dallas County, Iowa
BID DEADLINE: Tuesday, July 13, 2021 by 12:00 PM
Contact Agent for Details!

Highlights:

- 88.6 CSR2 Dallas County Farm!
- Appeal along two paved roads.
- Near mile long rows!

A-16607

Property Location: From Panora, Iowa, travel six miles east on Highway 44 to County Road P46. The property will be to the northwest.

Legal Description: The E 1/2 of the SE 1/4, the SE 1/4 of the NE 1/4 & the S 31 rods NE 1/4 of the NE 1/4, all in Section 33, T80N-R29W of the 5th P.M.



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For additional information, please contact:

Adam Pick, Agent

Jefferson, Iowa

Direct Line: (515) 337-8314

APick@FarmersNational.com

www.FarmersNational.com/AdamPick



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Property Information

Property Description: HERE IT IS! This flawless Dallas County farm has been custom farmed due to it's high quality and strong productivity. The property offers a desirable CSR2, near mile long rows for ease of farming and has excellent appeal along two highly traveled roads. Don't miss this chance to obtain this ideal property while interest is low and income potential is high. Prime farms of this caliber and location do not hit the market often!

Please visit our website for drone video footage and much more!

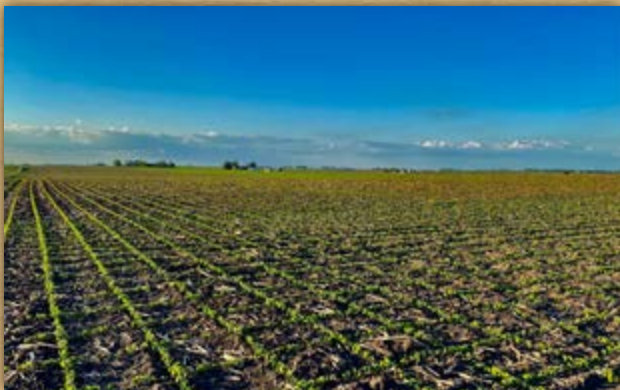
Farm Data:

Cropland	126.28 acres
Non-crop	<u>3.72 acres</u>
Total	130.00 acres

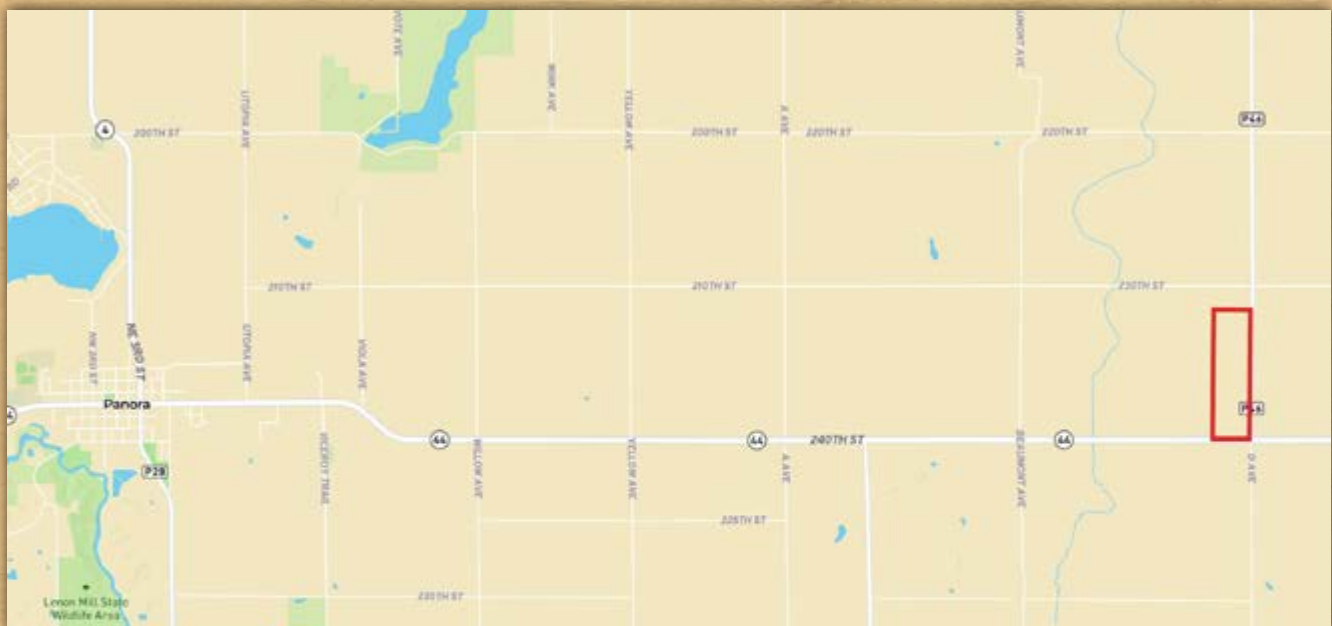
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	63.69 acres	161 bushels
Soybeans	62.59 acres	44 bushels

Taxes: \$3,202



Property Location Map



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	49.8	38.85	88	2e
L55	Nicollet loam, 1 to 3 percent slopes	34.4	26.89	91	1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.1	11.77	88	2w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	28.8	22.49	87	2w
TOTALS		128.1	100%	88.58	1.73



For Sale by Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

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 September 1, 2021 or such other date agreed to by the parties. Subject to the current lease in place. The farm is on a custom lease that will be properly terminated. Sellers to keep the 2021 income. Buyer to receive full tillage rights post harvest of the 2021 crops.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Wilcox Law Firm - Jefferson, Iowa in their trust account.

Contract and Title: Immediately upon conclusion of the auction, 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 equally paid by both. Sale is not contingent upon Buyer financing.

Closing: The sale closing is on September 1, 2021 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Wilcox Law Firm - Jefferson, Iowa.

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.

For Sale by Bids: Written bids will be accepted at the office of **Adam Pick, 115 E Lincoln Way #190, Jefferson, Iowa 50129 until noon July 13, 2021.** Bids should be for the total dollar amount and not per acre. Please submit your one-time highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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.

Sellers: Gail Smith, Kelly VanCompennolle and Kerry Ahlfinger

