



**Farmers
National
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A-72792

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

160± Acres, Hardin County, Iowa

BIDS DUE: Thursday, September 18, 2025

Contact Agent for Additional Details!

Highlights:

- Close proximity to local grain markets
- Open to farm for 2026
- Well maintained row crop farm with excellent fertility



For additional information, please contact:

Adam Ganeff, Agent | (515) 570-8215

AGaneff@FarmersNational.com

Property Information

Directions to Property:

Head south out of Alden to County Road D20 and go west 6 miles to A avenue the farm is located half of mile past A avenue on the north side of the road

Legal Description:

E1/2SW1/4 & W1/2SE1/4 Sec. 18, TWP 89N, Rge 22W of 5th P.M.

Farm Data:

Cropland	138.61 acres
Non-crop	7.19 acres
CRP	<u>14.20 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	73.8 acres	158 bushels
Soybeans	64.70 acres	39 bushels

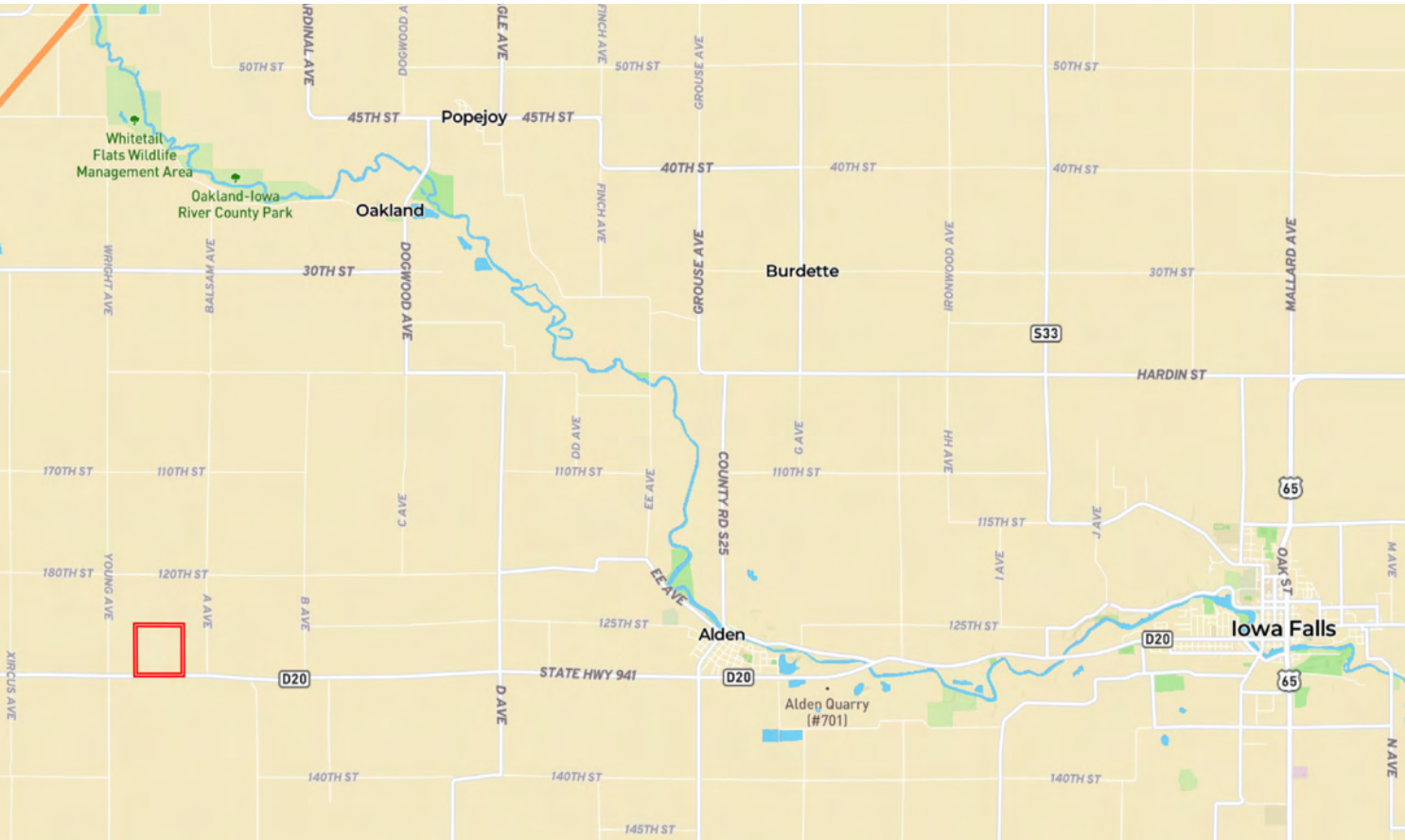
CRP

CRP Program Acres	Annual Payment	Expiration Date
14.2 acres	\$5,302.00	9/30/2030

2023-2024 Taxes: Payable in 2024-2025
\$4,960



Property Location



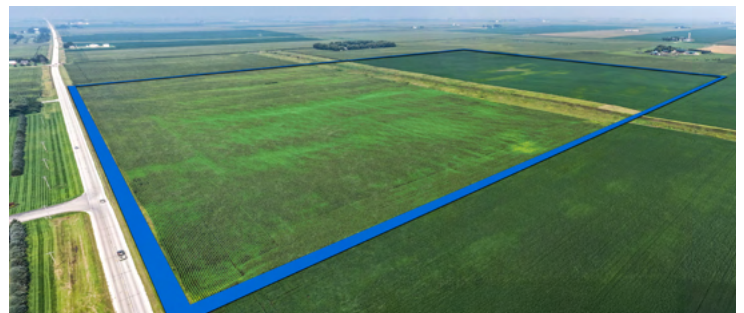
Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
95	Harps clay loam, 0 to 2 percent slopes	51.55	33.89	72.0	0	82	2w
506	Wacousta silt loam, 0 to 1 percent slopes	45.07	29.63	74.0	0	89	3w
507	Canisteo clay loam, 0 to 2 percent slopes	15.81	10.39	84.0	0	82	2w
329	Webster-Nicollet complex, 0 to 3 percent slopes	15.34	10.09	87.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	11.04	7.26	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.95	5.23	59.0	0	76	3w
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.17	2.08	64.0	0	67	3e
107	Webster clay loam, 0 to 2 percent slopes	2.2	1.45	86.0	0	83	2w
TOTALS		152.13(*)	100%	75.96	-	83.55	2.37



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 October 22, 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 closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 October 22, 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 the closing agent.

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 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.

For Sale by Bids: Written bids will be received at the office of Adam Ganeff P.O. Box 17 Lehigh, IA 50557 or email at aganeff@farmersnational.com, up to September 18, 2025.

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: William R. Anderson Estate and Donald C. Anderson Trust

