

VIRTUAL ONLINE ONLY

LAND AUCTION

200+/- Acres • O'Brien County, Iowa
Friday, December 18, 2020 • 2:30 PM

HIGHLIGHTS:

- Well-cared for farm with highly productive soils and convenient access
- Can be purchased as a total unit or individual tracts (120 acres or 80 acres)
- Located near aggressive grain markets



A-7332

ONLINE BIDDING

Starts Saturday, November 14, 2020, at 8:00 AM.

Closes Friday, December 18, 2020, at end of Virtual event.

To register and bid on this auction, go to: www.fncbid.com



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Company™**

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Property Information

Property Location:

From intersection of Hwy 18 and blacktop M-12 (Hartley, Iowa) traveling six miles south on M-12 will put you at the northwest corner of the farm. The farm is bordered on the west by Blacktop M-12 (Vine Ave) and 380th St on the north side.

Legal Description:

Tract 1: N1/2 N1/2 SW1/4 & S1/2 S1/2 NW1/4
Tract 2: N1/2 NW1/4 & N1/2 S1/2 NW1/4 all in Section 32-T96N - R39W, O'Brien County, Iowa (Omega Township)

Property Description:

Farmers National Company is pleased to offer 200+/- acres of PRIME FARMLAND in two individual tracts by public and online auction. Choice of a 120+/- acre parcel, an inside 80+/- acre parcel, or the total unit will be offered. Allowing you, as the buyer, to purchase the optimum amount of land to suit your operation or investment needs. This farm is located six miles south of Hartley in Omega Township, O'Brien County, Iowa, and boasts 191 tillable acres with a CSR 2 of nearly 94.

This is an excellent opportunity to purchase PRIME FARMLAND that has been well maintained and professionally managed. These farms have very productive, consistent soils, are easily accessible and are located near aggressive grain markets.

Farm Data:

Tract 1: 80+/- acres

79.0 total cropland acres

1.0 non crop acres

Tract 2: 120+/- acres

112 total cropland acres

8.0 non-crop acres

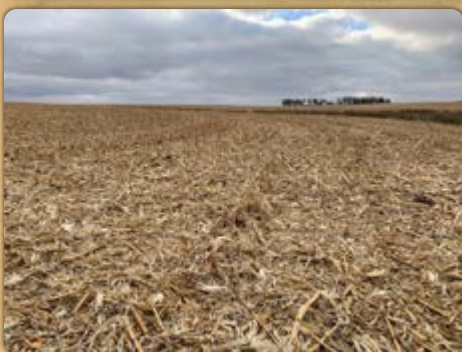
FSA Information:

If sold separately FSA will reconstitute bases.

	<u>Base</u>	<u>Yield</u>
Corn	80.9 acres	174 bushels
Soybeans	80.8 acres	52 bushels

2019 Taxes: \$6,598 combined taxes

Property Location Map



Aerial Map • Tract 1



Soil Map • Tract 1



 79.7 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
92	Marcus silty clay loam, 0 to 2 percent slopes	3.6	4.51	94	2w
91B	Primghar silty clay loam, 2 to 5 percent slopes	21.5	27.03	95	2e
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	53.4	67.04	95	2e
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.1	1.43	78	2w
TOTALS		79.7	100%	94.71	2.0

Aerial Map • Tract 2



Soil Map • Tract 2



 117.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
W	Water	0.0	0.03	-	-
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	3.8	3.23	88	3e
310B	Galva silty clay loam, 2 to 5 percent slopes	6.0	5.07	95	2e
92	Marcus silty clay loam, 0 to 2 percent slopes	4.8	4.1	94	2w
91B	Primghar silty clay loam, 2 to 5 percent slopes	34.8	29.54	95	2e
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	9.7	8.22	78	2w
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	3.8	3.23	82	2w
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	54.8	46.57	95	2e
TOTALS		117.8	100%	92.89	2.03

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 January 13, 2021 or such other date agreed to by the parties. Subject to the expiration of the current lease on February 28, 2021.

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 Trust Account.

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. The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 13, 2021 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.

Sale Method: The real estate will be offered as two individual tracts or as a total unit. Bids on the tracts and the total unit will compete. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without 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: Marilyn Clyne Hoenig Irrev Trust and Matt Heirs

Auctioneer: Kam Hartstack

Online Simultaneous Bidding Procedure: The online bidding begins on **Saturday, November 14, 2020, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, December 18, 2020, with bidding concluding at the end of the virtual auction.**

To register and bid on this auction go to:
www.fncbid.com

All bids on the tracts and total unit will be visible on-line, 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.