

VIRTUAL ONLINE ONLY

LAND AUCTION

160+/- Acres • Cherokee County, Iowa
Friday, December 18, 2020 • 10:00 AM

HIGHLIGHTS:

- Well-cared for farm with highly productive soils
- Convenient access
- Located near aggressive grain markets



A-7333

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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For additional information, please contact:

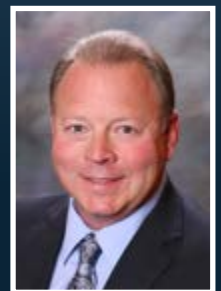
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Property Information

Property Location:

From intersection of Highway 3 and blacktop M-21 (north of Aurelia, Iowa) traveling two miles north on M-21 and half-mile west on 510th Street will put you at the northeast corner of the farm. The farm is bordered on the north by 510th Street and V Avenue on the west side.

Legal Description:

NW1/4 Section 22-T92N-R39W of the 5th PM, Cherokee County, Iowa, Afton Township

Property Description:

Farmers National Company is pleased to offer 160+/- acres of PRIME FARMLAND by Public and Online Auction. This farm is located five miles north and a half mile west of Aurelia in Afton Township, Cherokee County, with a CSR 2 of 89.

This is an excellent opportunity to purchase PRIME FARMLAND that has been well maintained and professionally managed. This farm has very productive and consistent soils, is easily accessible and is located near aggressive grain markets. Don't miss this opportunity to buy premier Cherokee County farmland!

Farm Data:

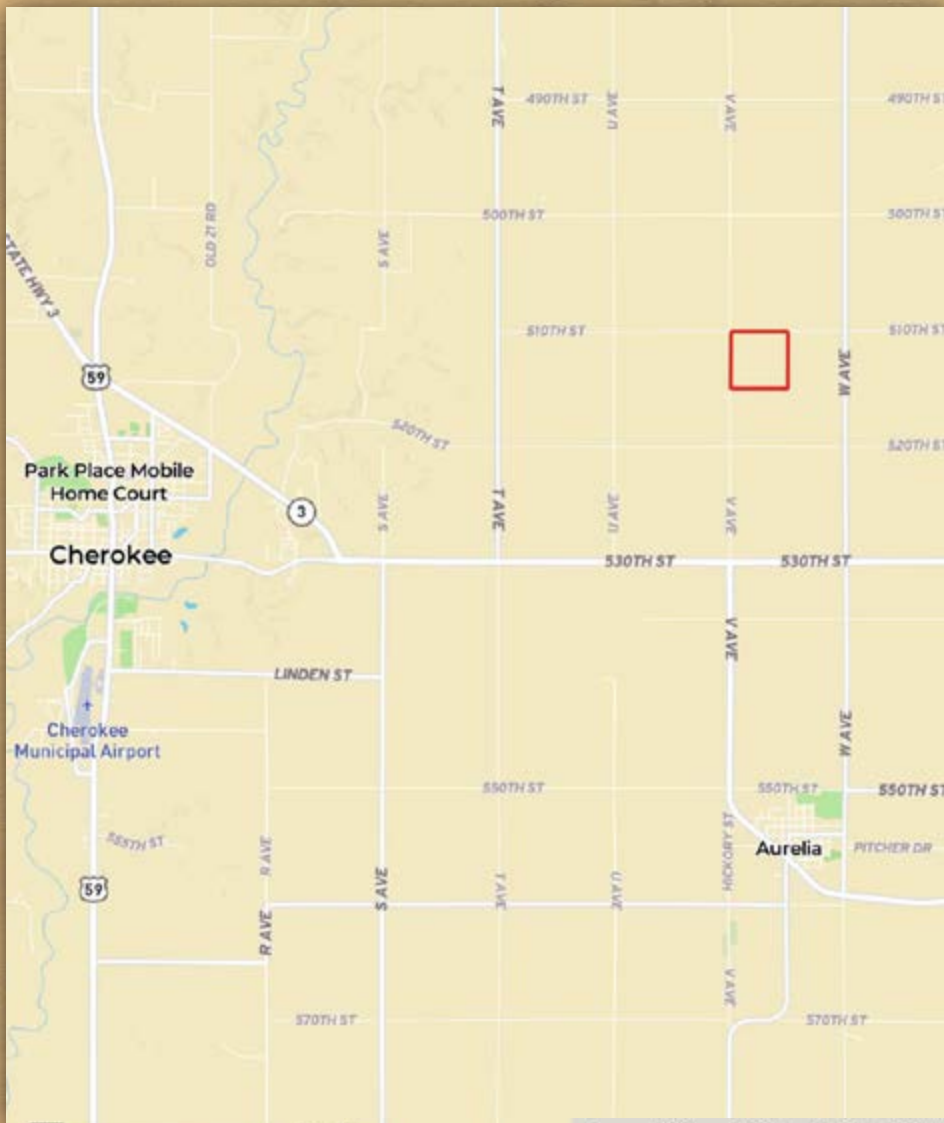
146.06 total cropland acres
13.94 non-crop acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	86.4 acres	154 PLC bushels
Soybeans	57.2 acres	44 PLC bushels

2019 Taxes: 155.08 taxable acres \$4,022

Property Location Map



Aerial Map



Soil Map



Boundary 153.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
92	Marcus silty clay loam, 0 to 2 percent slopes	22.2	14.43	94	2w
135	Coland clay loam, 0 to 2 percent slopes	12.3	8.02	74	2w
505	Sperry silty clay loam, 0 to 1 percent slopes	0.2	0.15	33	3w
310	Galva silty clay loam, 0 to 2 percent slopes	9.1	5.89	100	1
78B2	Sac silty clay loam, 2 to 5 percent slopes, eroded	0.7	0.44	86	2e
91	Pringhar silty clay loam, 0 to 2 percent slopes	6.3	4.11	100	1
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	42.3	27.48	100	1
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.0	1.29	80	2w
309	Allendorf silty clay loam, 0 to 2 percent slopes	5.2	3.39	63	2s
310B	Galva silty clay loam, 2 to 5 percent slopes	10.5	6.85	95	2e
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	43.0	27.95	78	2w
TOTALS		153.9	100%	88.88	1.63

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 a total unit. 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

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.