

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

**207.21+/- Acres • Lyon County, Iowa**  
**Tuesday, December 8, 2020 • 10:30 AM**

*At the Farm*

*Just west of the intersection of Ashley Avenue and 100th Street  
(One mile west of Grand Falls Casino and Golf Resort)*

#### HIGHLIGHTS:

- High producing farmland
- Available for 2021 season
- Small pasture area



A-74235

#### ONLINE SIMULCAST BIDDING

Starts Friday, December 4, 2020 at 7:00 AM.

Closes Tuesday, December 8, 2020 at end of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)

*Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: [www.FarmersNational.com](http://www.FarmersNational.com) for any changes.*



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# Property Information

## Property Location:

From Grand Falls Casino and Golf Resort (Intersection of Highway 9 and 100th Street), go one mile west on 100th Street to the northeast corner of the farm.

## Legal Description:

Frac'l E1/2 of Section 8, T100N, R48W, Lyon County, Iowa.

## Property Description:

Very productive farmland that has been in a corn/soybean rotation each year. Small acreage of pasture with good fences. Close proximity to Grand Falls Casino and Golf Resort.

## Farm Data:

Cropland	173.88 acres
Pasture	20.35 acres
Non-crop	11.77 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	88.3 acres	158 bushels
Soybeans	85.58 acres	50 bushels

## 2019 Taxes:

\$4,254.00

## Property Location Map





### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
174B	Bolan loam, 2 to 5 percent slopes	5.0	2.44	55	2e
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	6.1	2.96	14	4e
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	7.6	3.68	65	3e
910B	Trent silty clay loam, 2 to 5 percent slopes	19.9	9.62	73	1
890C2	Moody silty clay loam, loamy substratum, 5 to 9 percent slopes,	4.7	2.26	61	3e
890B2	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes,	22.4	10.86	66	2e
28B	Dickman fine sandy loam, 2 to 5 percent slopes	16.4	7.91	26	3e
174	Bolan loam, 0 to 2 percent slopes	1.8	0.88	62	2s
410B	Moody silty clay loam, cool, 2 to 6 percent slopes	17.7	8.57	67	2e
410B2	Moody silty clay loam, cool, 2 to 6 percent slopes, eroded	69.1	33.45	67	2e
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	10.8	5.23	67	3e
411B2	Egan silty clay loam, 2 to 5 percent slopes, moderately eroded	1.8	0.85	71	2e
505	Sperry silt loam, 0 to 1 percent slopes	1.6	0.78	33	3w
890B	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes	3.1	1.49	70	2e
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.9	2.35	80	2w
33D	Steinauer clay loam, 9 to 14 percent slopes	2.7	1.32	31	4e
486	Davis loam, 0 to 2 percent slopes	0.9	0.43	66	1
910	Trent silty clay loam, 0 to 3 percent slopes	0.6	0.29	73	1
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	0.8	0.38	47	3e
733	Calco silty clay loam, 0 to 2 percent slopes	7.0	3.39	78	2w
TOTALS		204.9	100%	61.48	2.17





# 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 March 15, 2021 or such other date agreed to by the parties.

**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 the 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. 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 March 15, 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 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. 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:** Estate of Jean Shrader

**Auctioneer:** Marshall Hansen

**Online Simultaneous Bidding Procedure:** The on-line bidding begins on **Friday, December 4, 2020 at 7:00 AM. Bidding will be simultaneous with the live auction on Tuesday, December 8, 2020, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fncbid.com](http://www.fncbid.com)**

All bids on the tract 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.