

# ONLINE AUCTION

**160+/- Acres, Calhoun County, Iowa**  
 Online bidding starts Monday, September 7, 2020 • 8:00 AM  
 Bidding closes Thursday, September 24, 2020 • 10:00 AM

## Highlights:

- Quality Calhoun County farm
- Well structured CRP acres
- Access to drainage if desired
- 100% corn base acres
- Fall tillage rights granted to buyer

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



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**For additional information, please contact:**

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# Property Information

**Property Location:** From Rockwell City, Iowa, travel five miles east to Traer Avenue and head south for one half mile. The property will be to the west.

**Legal Descriptions:** The SE 1/4 of Section 35, T88N-R32W of the 5th P.M., Calhoun County, Iowa

**Property Description:** Don't miss this opportunity to purchase a high quality Calhoun County Farm. The property has been custom farmed due to it's high yield potential and consists of gently rolling terrain for natural drainage. This property offers well structured CRP acres along Purgatory Creek which acts as an immediate drainage outlet if desired. Fall tillage rights will be granted to the buyer at closing on this farm with 100% corn base acres! **Please see our website for farm information and online bidding details.**

## Farm Data:

Cropland	145.36 acres
CRP	8.53 acres
Non-crop	6.11 acres
Total	160.00 acres

## FSA Information:

	Base	Yield
Corn	145.1 acres	165 bushels

**CRP:** 8.53± acres under contract expiring September 30, 2029. Annual payment of \$1,808.

**Taxes:** \$3,790

Property Location Map





## Aerial



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
138B	Clarion loam, 2 to 6 percent slopes	31.7	21.81	89	2e
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.8	4.68	76	2w
55	Nicollet clay loam, 1 to 3 percent slopes	21.3	14.63	89	1
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.7	12.18	78	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.9	0.62	59	3w
507	Canisteo clay loam, 0 to 2 percent slopes	3.6	2.51	84	2w
259	Biscay clay loam, 0 to 2 percent slopes	21.3	14.65	52	2w
107	Webster clay loam, 0 to 2 percent slopes	31.9	21.94	86	2w
108	Wadena loam, 0 to 2 percent slopes	2.5	1.74	56	2s
203	Cylinder loam, 0 to 2 percent slopes	3.9	2.67	58	2s
108B	Wadena loam, 2 to 6 percent slopes	3.8	2.59	52	2e
TOTALS		145.2	100%	78.31	1.86





# Auction 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 November 19, 2020 or such other date agreed to by the parties. Subject to current lease. The seller is on a custom lease that has been terminated. The seller grants the buyer full rights to the property at closing.

**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 Farmers National Company in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, of the bidding, 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 November 19, 2020 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 Farmers National Company.

**Sale Method:** All bids are open for advancement **starting Monday, September 7, 2020, at 8:00 AM until Thursday, September 24, 2020, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within one minutes of the auction ending will automatically extend the auction for one minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the one minutes time frame. If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for that tract with any of the active bidders specific to that tract. All decisions of Farmers National Company are final.

**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.

**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:** Allen Larson Revocable Trust

## Online Bidding Procedure:

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Monday, September 7, 2020 at 8:00 AM.  
Bidding will close on  
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**To register and bid on this auction go to:  
[www.fnccbids.com](http://www.fnccbids.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.