

SIMULCAST AUCTION

62.33± Acres, Cass County, Iowa

Offered in Two Individual Tracts

Wednesday, January 25, 2023 • 10:00 AM

Griswold Community Building | 601 2nd Street, Griswold, Iowa

Highlights:

- Nearly 100% tillable farms!
- High quality Nevin and Bremer soils with an average CSR2 rating of 88!
- Open for 2023!



A-9861

ONLINE BIDDING AVAILABLE!

Starting Monday, January 23, 2023, at 8:00 AM,
with bidding concluding at the end of the live 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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Atlantic, Iowa

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Property Information

Property Location: North edge of Griswold, Iowa. Tract 1 is southeast of the intersection of Highway 48 and Seattle Road. Tract 2 is southwest of the intersection of Highway 48 and Seattle Road.

Legal Description:

Tract 1 East: All that part of Lot 1 of the NWFr1/4 of Section 5, lying East of the abandoned railroad right-of-way of the Chicago, Rock Island and Pacific Railroad Company; and that part of Lot 2 of the NWFr1/4 of said Section 5 lying East of Highway No. 48 (except the abandoned railroad right-of-way of the Chicago, Rock Island and Pacific Railroad Company); and Lot 3 of the NWFr1/4 of said Section 5; and all that part of the abandoned railroad right-of-way of the Chicago, Rock Island and Pacific Railroad Company in the W1/2 of the NW1/4 of Section 5 lying on the East side of Highway No. 48, all in Section 5-74-37, West of the 5th P.M. Cass County, Iowa, except land deed to State of Iowa and recorded in 380-151 and except land deeded in 398-480.

Tract 2 West: Lot One (1) of the East Half (E1/2) of the Northeast Fractional Quarter (NE Fr1/4) of Section Six (6), Township Seventy-four (74) North, Range Thirty-seven (37) West of the 5th P.M., in Cass County, Iowa. Recorded in Cass County Recorder of Deeds Office Book 417 Page 1815.

Property Description: Farmers National Company is honored to sell a long time managed farm on the north edge of Griswold, Iowa. The farm has been operated as a custom farm for many years. Excellent fertility program, recent grid soil samples, and recent application of fall fertilizer and fall tillage has this farm ready to go to work for you in 2023! Nearly 100% tillable NHEL farm with average CSR2 of 88! Easy access to Scoular Grain a mile south of town. This farm is ideal for a beginning farmer or can easily fit into anyone's existing operation. Open for the 2023 crop year!

Farm Data (Tract 1):

Cropland	28.28 acres
Non-crop	3.41 acres
ROW	<u>0.51 acres</u>
Total	32.20 acres

Farm Data (Tract 2):

Cropland	28.90 acres
Non-crop	0.99 acres
ROW	<u>0.24 acres</u>
Total	30.13 acres

FSA Information (Combined):

	<u>Base</u>	<u>Yield</u>
Corn	29.10 acres	136 bushels
Soybeans	27.2 acres	53 bushels

Tracts 1 & 2 combined base acres and yield; FSA will reconstitute base acres if tracts purchased by separate buyers.

Taxes: \$2,572 total

Tract 1: \$1,370

Tract 2: \$1,202

Additional Comments: In addition to the purchase price, the new buyer will also be required to reimburse the seller for fall applied fertilizer for the 2023 crop at closing. Total amount of fall fertilizer applied: \$14,702.54. By Tract: Tract 1, \$7,271.56, Tract 2, \$7,430.98. Second year corn was being planned for 2023, Agriland FS applied 170 (actual) anhydrous ammonia with N-Serve. Dry fertilizer was applied variable rate per 240 bushel yield goal prescription at an average rate of 136 of MAP, 101 Cal-Sol, Zinc and 82.5 of potash. Agriland FS has been the supplier on the farm. They will also have the soil samples, which were pulled in the fall of 2021 for the new buyer(s).

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	16.74	57.37	95.0
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	12.44	42.63	79.0
TOTALS		29.18(*)	100%	88.18

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2
43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	21.64	70.86	79.0
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	8.7	28.49	95.0
7B	Wiota silty clay loam, 2 to 5 percent slopes, rarely flooded	0.2	0.65	95.0
TOTALS		30.54(*)	100%	83.66

Tract 1



Tract 2



Simulcast 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 February 27, 2023, or such other date agreed to by the parties.

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 Duffy Law IOLTA.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Duffy Law IOLTA, the required earnest payment. The Seller will provide a current abstract of title at their expense. The Buyer(s) and Seller will be responsible for their own closing costs. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be February 27, 2023, 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 Duffy Law Office, Ryan M. Denman, Attorney.

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.

Auction Sales: The real estate will be offered in two individual tracts. 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.

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(s): DeWitt-Conklin Trust; Robert Charles Conklin, Trustee

Auctioneer: Joel Ambrose, Marshall Hansen

Online Simultaneous Bidding Procedure:

Online bidding starts **Monday, October 24, 2022, at 8:00 AM**, with bidding concluding at the end of the live auction.

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

All bids on the tract will be visible online, 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.

