



**Farmers
National
Company™**

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A-9899

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FOR MORE INFO!**



FOR SALE BY BIDS

160± Acres, Winnebago County, Iowa

BIDS DUE: Monday, August 25, 2025 by 5:00 PM

Contact Agent for Additional Details!

Highlights:

- **Highly productive**
- **Very close to grain markets**
- **Excellent CRP contract**



For additional information, please contact:

Doug Bergemann, AFM/Agent | (507) 420-8328

DBergemann@FarmersNational.com

Property Information

Directions to Property:

From Thompson, Iowa, take R34 (paved road) south five miles to 380th Street (NE corner of farm).

Legal Description:

NE1/4 Section 16-98-25 (Linden Twp, Winnebago County, Iowa).

Property Description:

Highly productive farm close to feed mill with good access on north and east sides. Includes excellent CRP contract providing strong ROI and recreational opportunities along with possible building site with mature trees.

Improvements:

Partially tiled

Farm Data:

Cropland	117.55 acres
CRP	25.34 acres
Timber	2.22 acres
Other	<u>14.89 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield	
Corn	68.9 acres	157 bushels	APH 225
Soybeans	42.4 acres	41 bushels	APH 63

CRP:

25.34 acres enrolled with an annual payment of \$9,756, expiring September 30, 2030.

2023 Taxes:

\$5,044

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	32.42	26.62	89.0	0	81	1
107	Webster clay loam, 0 to 2 percent slopes	31.08	25.52	86.0	0	83	2w
507	Canisteo clay loam, 0 to 2 percent slopes	16.07	13.2	84.0	0	82	2w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	16.07	13.2	83.0	0	69	3e
95	Harps clay loam, 0 to 2 percent slopes	8.33	6.84	72.0	0	82	2w
221	Klossner muck, 0 to 1 percent slopes	6.86	5.63	32.0	0	85	3w
138B	Clarion loam, 2 to 6 percent slopes	4.92	4.04	89.0	0	83	2e
73B	Salida gravelly sandy loam, 2 to 7 percent slopes	3.57	2.93	21.0	0	33	4s
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.1	1.72	59.0	0	76	3w
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.38	0.31	55.0	0	67	3w
TOTALS		121.8(*)	100%	79.81	-	78.91	2.0



For Sale By Bid 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 October 31, 2025, or such other date agreed to by the parties. Subject to harvest of current crops.

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 Patrick Byrne, Attorney.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Patrick Byrne, Attorney, the required earnest payment. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. 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 will be on October 31, 2025, 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 Patrick Byrne, 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 Buyer will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. **Written bids will be received at the office of Farmers National Company, PO Box 514, Owatonna, MN 55060 up to Monday, August 25, 2025, at 5:00 PM.**

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Osmundson Family Trust and Jane Hopson



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