

# LAND AUCTION

243.23+/- Acres, Chickasaw County, Iowa

Thursday, November 21 • 10:00 AM

at the Chickasaw Event Center • 301 North Water Avenue • New Hampton, Iowa

*Offered in Three Tracts!*

## Highlights:

- Good quality farm, pattern tilled
- Close to grain market
- Offered in three tracts, one of which is a building site
- NHEL farmland

L-1900587

**Property Location:** From North Washington, go west on 170th Street one mile; property will be on the north side of the road.

**Legal Description:** The Southeast Quarter and the South one-half of the Northeast Quarter of Section 24, Township 96 North, Range 14 West of the 5th P.M., in Chickasaw County, Iowa.



Farmers  
National  
Company™

Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



**For additional information, please contact:**

**Randy Mitchell, Agent**

New Hampton, Iowa

Cell: (641) 220-3410

[RMitchell@FarmersNational.com](mailto:RMitchell@FarmersNational.com)

[www.FarmersNational.com/RandyMitchell](http://www.FarmersNational.com/RandyMitchell)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

# Property Information

**Property Description:** Good quality farm, pattern tiled, close to grain market, all one field offered in three tracts including a building site.

## Farm Data:

### • Tract 1

Cropland 116.40 acres  
 Other 4.20 acres  
 Total 120.60 acres

### • Tract 2

Cropland 105.90 acres  
 Non-crop 11.22 acres  
 Total 117.12 acres

### • Tract 3

Cropland .70 acres  
 Buildings 4.81 acres  
 Total 5.51 acres

## Taxes:

- **Tract 1:** \$3,169.36 or \$26.28 per acre
- **Tract 2:** \$3,077.91 or \$26.28 per acre
- **Tract 3:** \$1,263

## FSA Information:

• Tract 1	Yield
Corn	129 bushels
Soybeans	45 bushels
• Tract 2	Yield
Corn	129 bushels
Soybeans	45 bushels

**Tract 3 Buildings:** Morton building and three grain bins

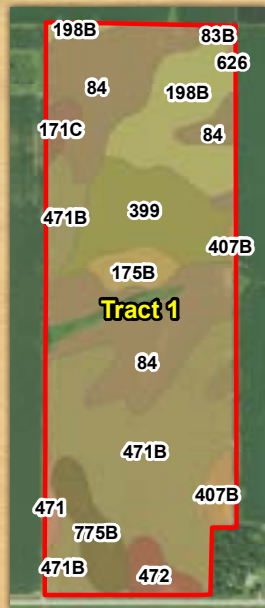
**Residential Buildings:** Good sized acreage including three bedroom ranch home with double garage, good outbuildings and grain bins. Address: 1585 170th Street, New Hampton, Iowa. For more information contact agent.



Tract 1 Aerial Photo



Tract 1 Soil Map

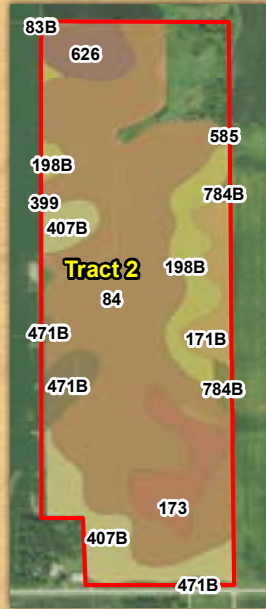


MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
471B	Oran loam, 2 to 5 percent slopes	Iw	74	37.1
84	Clyde clay loam, 0 to 3 percent slopes	Ilw	88	33.7
198B	Floyd loam, 1 to 4 percent slopes	Ilw	89	13.6
399	Readlyn silt loam, 1 to 3 percent slopes	Iw	91	13.5
775B	Billett sandy loam, 2 to 5 percent slopes	Ills	67	5.5
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	Ills	50	3.3
472	Havana loam, 0 to 2 percent slopes	Ilw	76	3.0
407B	Schley loam, 1 to 4 percent slopes	Ilw	81	2.5
171C	Bassett loam, 5 to 9 percent slopes	Ills	80	1.5
471	Oran loam, 0 to 2 percent slopes	Iw	79	1.1
83B	Kenyon loam, 2 to 5 percent slopes	Ils	90	0.5
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	Ils	53	0.2
TOTAL			81.2	115.4

Tract 2 Aerial Photo

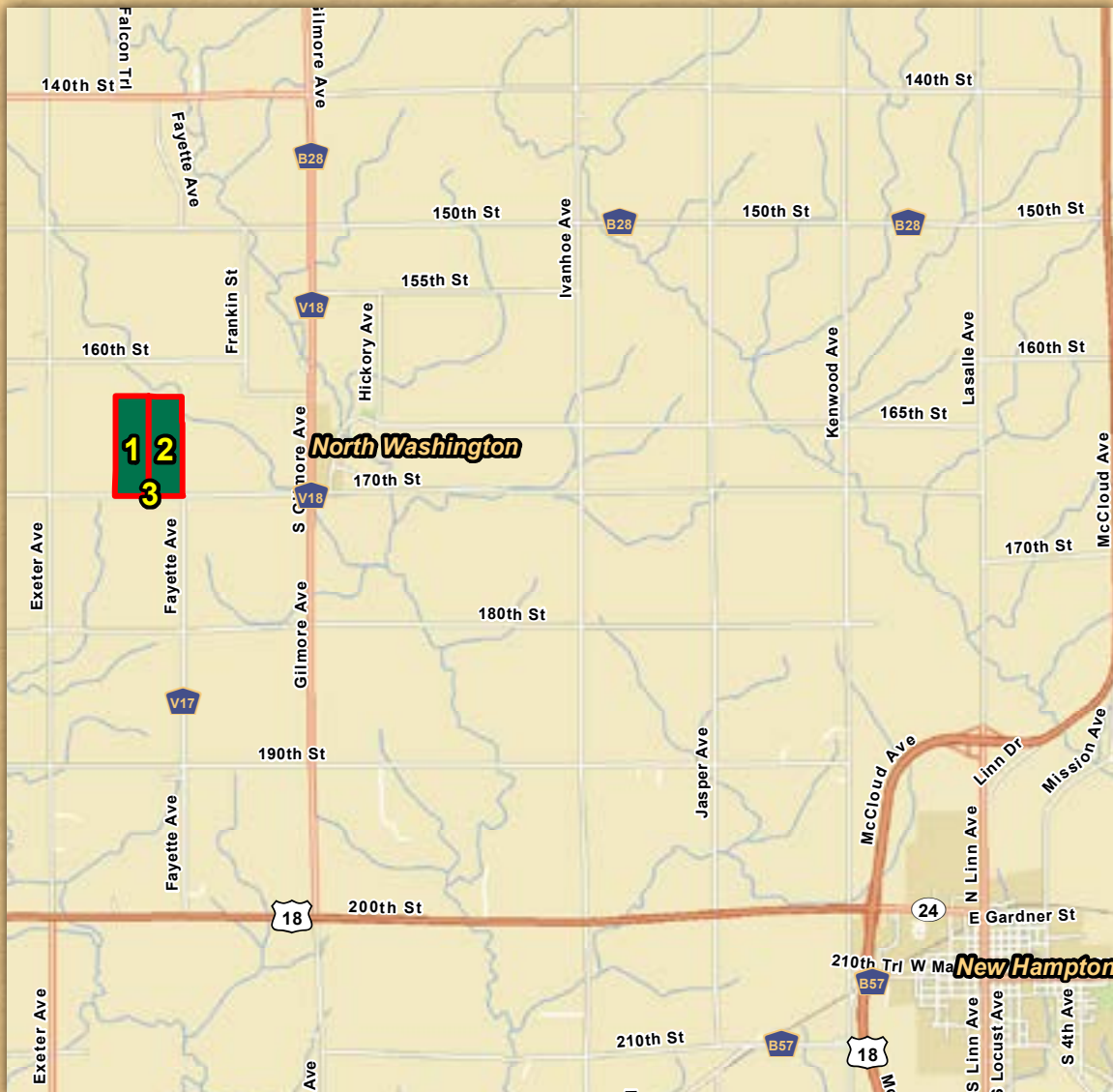


Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
84	Clyde clay loam, 0 to 3 percent slopes	llw	88	65.0
407B	Schley loam, 1 to 4 percent slopes	llw	81	11.6
198B	Floyd loam, 1 to 4 percent slopes	llw	89	9.4
173	Hoopeston sandy loam, 0 to 3 percent slopes	lls	55	7.0
171B	Basset loam, 2 to 5 percent slopes	lle	85	5.2
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	lls	53	5.1
471B	Oran loam, 2 to 5 percent slopes	lw	74	3.6
784B	Riceville loam, 1 to 4 percent slopes	lle	68	1.1
399	Readlyn silt loam, 1 to 3 percent slopes	lw	91	0.1
83B	Kenyon loam, 2 to 5 percent slopes	lle	90	0.0
585	Coland-Spillville complex, 0 to 2 percent slopes	llw	78	0.0
<b>TOTAL</b>			<b>82.7</b>	<b>108.1</b>

Property Location Map



# 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 Auction Company.

**Possession:** Possession will be granted at closing on December 23, 2019, or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 15% 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 the auction company in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the auction 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 paid by the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale will close on December 23, 2019, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer funds only.

**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 for the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in multiple 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. No absentee or telephone bids will be accepted without prior approval of the Auction 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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:** Herb Carpenter Estate

**Auctioneer:** Joel Ambrose

