

LAND AUCTION

150+/- Acres, Webster County, Iowa
Wednesday, November 20 • 10:00 AM
at the Best Western Starlite Village
Highway 169 and Highway 7, Fort Dodge, Iowa

Highlights:

- High quality cropland located in a strong farming area
- Scenic timber with residential development potential
- Located one and one-half miles north of Fort Dodge, Iowa, on US Highway 169

Property Location: 150 acres of cropland and timber on US Highway 169 north of Fort Dodge, Iowa, one and one-half miles.

Legal Description: The Northeast Quarter (NE1/4) of Section Eleven (11), Township eighty-nine (89) North, Range Twenty-nine (29) West of the 5th P.M., Webster County, Iowa except highway right-of-way.



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For additional information, please contact:

Thad Naeve, Agent

Humboldt, Iowa

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Property Information

Property Description: 106.49 acres of high quality cropland and an estimated 43.1 acres of timber with frontage on US Highway 169 north of Fort Dodge, Iowa.

Farm Data:

Cropland	106.49 acres
Non-crop	.41 acres
<u>Timber</u>	<u>43.10 acres</u>
Total	150.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	97.9 acres	172 bushels
Soybeans	7.3 acres	51 bushels

Taxes: \$3,820

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
259	Biscay clay loam, 0 to 2 percent slopes	0.3	0.27	52	2w
108	Wadena loam, 0 to 2 percent slopes	2.3	2.15	56	2s
203	Cylinder loam, 0 to 2 percent slopes	3.5	3.23	58	2s
108B	Wadena loam, 2 to 6 percent slopes	2.4	2.19	52	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	15.4	14.34	88	2w
107	Webster clay loam, 0 to 2 percent slopes	15.4	14.37	86	2w
27B	Terril loam, 2 to 6 percent slopes	5.1	4.74	87	2e
541C	Estherville-Hawick complex, 5 to 9 percent slopes	1.5	1.41	29	4s
138B	Clarion loam, 2 to 6 percent slopes	38.6	35.93	89	2e
262G	Lester-Belview complex, 22 to 40 percent slopes	3.9	3.59	9	7e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.6	11.7	83	3e
55	Nicollet clay loam, 1 to 3 percent slopes	3.9	3.63	89	1
835E2	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	0.5	0.42	36	4e
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.2	2.02	75	3e
TOTALS		107.5	100%	80.78	2.32

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 Farmers National Company.

Possession: Possession will be granted at closing on December 20, 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 in the trust account of William J. Thatcher, Attorney.

Contract and Title: Immediately upon conclusion of the auction, 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 paid by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 20, 2019 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 William J. Thatcher, Attorney.

Sale Method: The real estate will be offered in 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. 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(s): Beverly Bohrink Bloomberg Trust

Auctioneer: Joel Ambrose

