

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

158± Acres, Humboldt County, Iowa
Thursday, November 5, 2020 • 10:00 AM
at the Gilmore City Community Center
310 Gilmore Street, Gilmore City, Iowa

Highlights:

- Highly productive cropland with a CSR2 rating of 79.6
- Excellent natural drainage
- Good looking farm just west of Rutland, Iowa

L-2000456

ONLINE SIMULCAST BIDDING

Starts Monday, October 5, 2020 at 8:00 AM

Closes Thursday, November 5, 2020 at close of live event

To Register and Bid on this Auction, go to: <https://farmersnational.nextlot.com/public/>



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For additional information, please contact:

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Property Information

Property Location: 190th Street and Delaware Avenue in Gilmore City, Iowa.

Legal Description: The Northwest Quarter of Section 22, Township 92 North, Range 30 West of the 5th P.M., Humboldt County, Iowa, except a 1.96 acre parcel

Property Description: 158 acres of high quality farmland located in a strong agriculture area.

Farm Data:

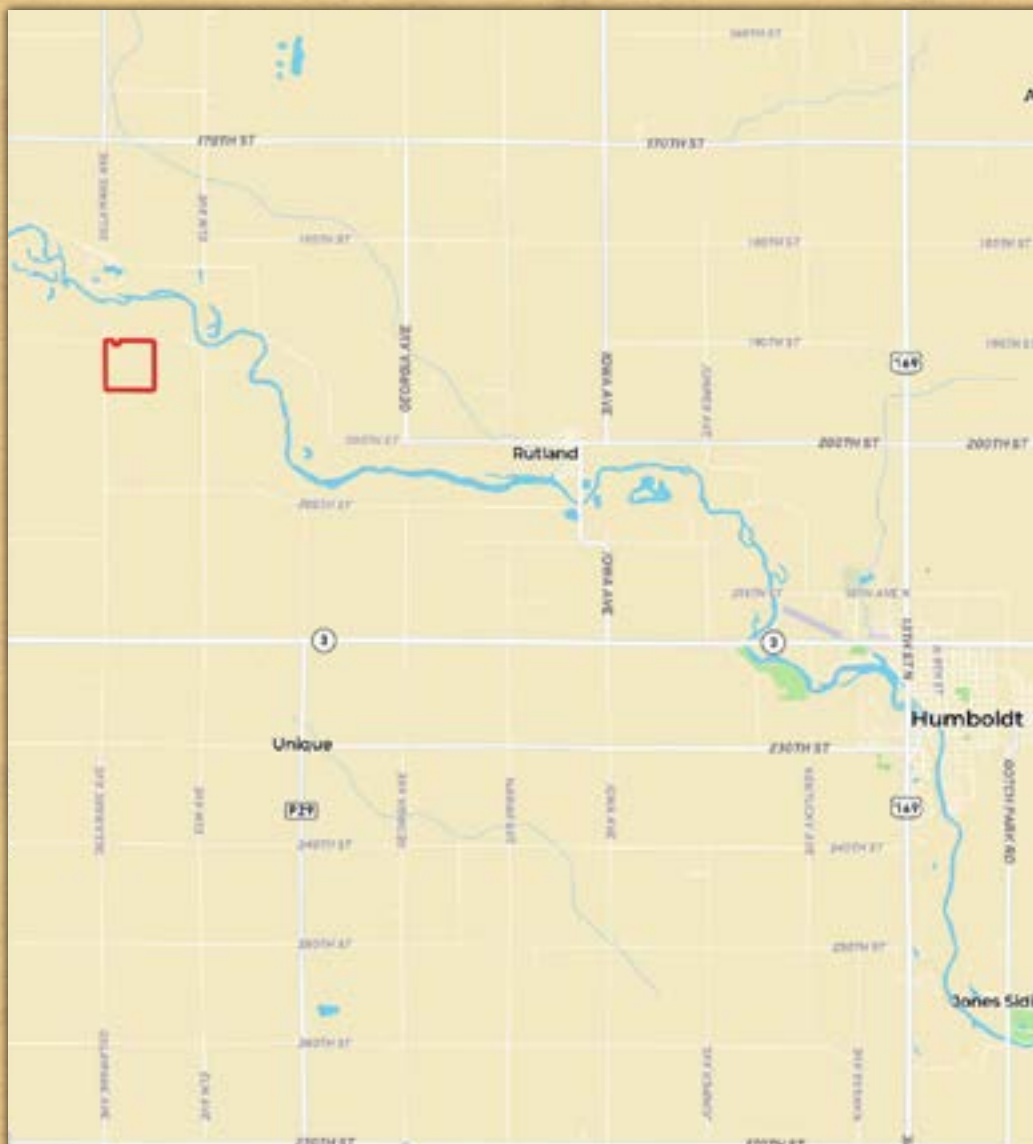
Cropland	149.77 acres
Non-crop	<u>8.23 acres</u>
Total	158.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	74.4 acres	167 bushels
Soybeans	73.1 acres	47 bushels

Taxes: \$4,076

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
339	Truman silt loam, 0 to 2 percent slopes	4.7	3.12	99	1
107	Webster clay loam, 0 to 2 percent slopes	49.0	32.45	86	2w
330	Kingston silty clay loam, 1 to 3 percent slopes	0.0	0.0	95	1
823C2	Ridgeport sandy loam, 5 to 9 percent slopes, moderately eroded	3.1	2.04	43	3e
823	Ridgeport sandy loam, 0 to 2 percent slopes	2.7	1.78	54	3s
308B	Wadena loam, 2 to 6 percent slopes	9.1	6.05	52	2e
339B	Truman silt loam, 2 to 6 percent slopes	8.4	5.55	95	2e
201B	Coland-Terril complex, 2 to 5 percent slopes	1.6	1.04	81	2w
236B	Lester loam, 2 to 6 percent slopes	4.0	2.64	85	2e
55	Nicollet clay loam, 1 to 3 percent slopes	9.1	6.01	89	1
507	Canisteo clay loam, 0 to 2 percent slopes	1.1	0.71	84	2w
253B	Farrar fine sandy loam, 2 to 5 percent slopes	8.0	5.31	75	2e
259	Biscay clay loam, 0 to 2 percent slopes	12.1	8.02	52	2w
138B	Clarion loam, 2 to 6 percent slopes	23.0	15.22	89	2e
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.7	3.1	75	3e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.6	5.7	83	3e
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.9	1.27	54	3s
TOTALS		151.0	100%	79.72	2.05



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 including the farmstead 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 December 4, 2020, 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 Arends, Lee, Emick, Legvold and Myott, PLC 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 Arends, Lee, Emick, Legvold and Myott, PLC 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 the Seller and the Buyer(s).

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be December 4, 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 Arends, Lee, Emick, Legvold and Myott, PLC.

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(s): Donna Ober Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

The online portion of this auction begins on

Monday, October 5, 2020, at 8:00 AM.

Bidding closes on Thursday, November 5, 2020, at the close of the live auction.

To register and bid on this auction go to:

<https://farmersnational.nextlot.com/public/>

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.



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