

ONLINE AUCTION

120± Acres, Guthrie County, Iowa

Highlights:

- Nice wide field entrances
- 89.6% tillable crop acres - approximately 90% tillable
- One mile from Landus-Casey location - eight miles to Menlo Ethanol Plant

Online bidding starts Wednesday, November 4, 2020 at 8:00 AM
Bidding closes Wednesday, December 2, 2020 at 12:00 PM

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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Property Information

Property Description: Located one mile west of Casey, go north, property is on east side of Koala Avenue and south of 340th Street.

Legal Description: N1/2 NW1/4 and NW1/4 NE1/4, 33-78N - 32W, Guthrie County, Iowa 5000

Property Description: The farm is bordered by Koala Avenue on the west side and 340th Street on the north side.

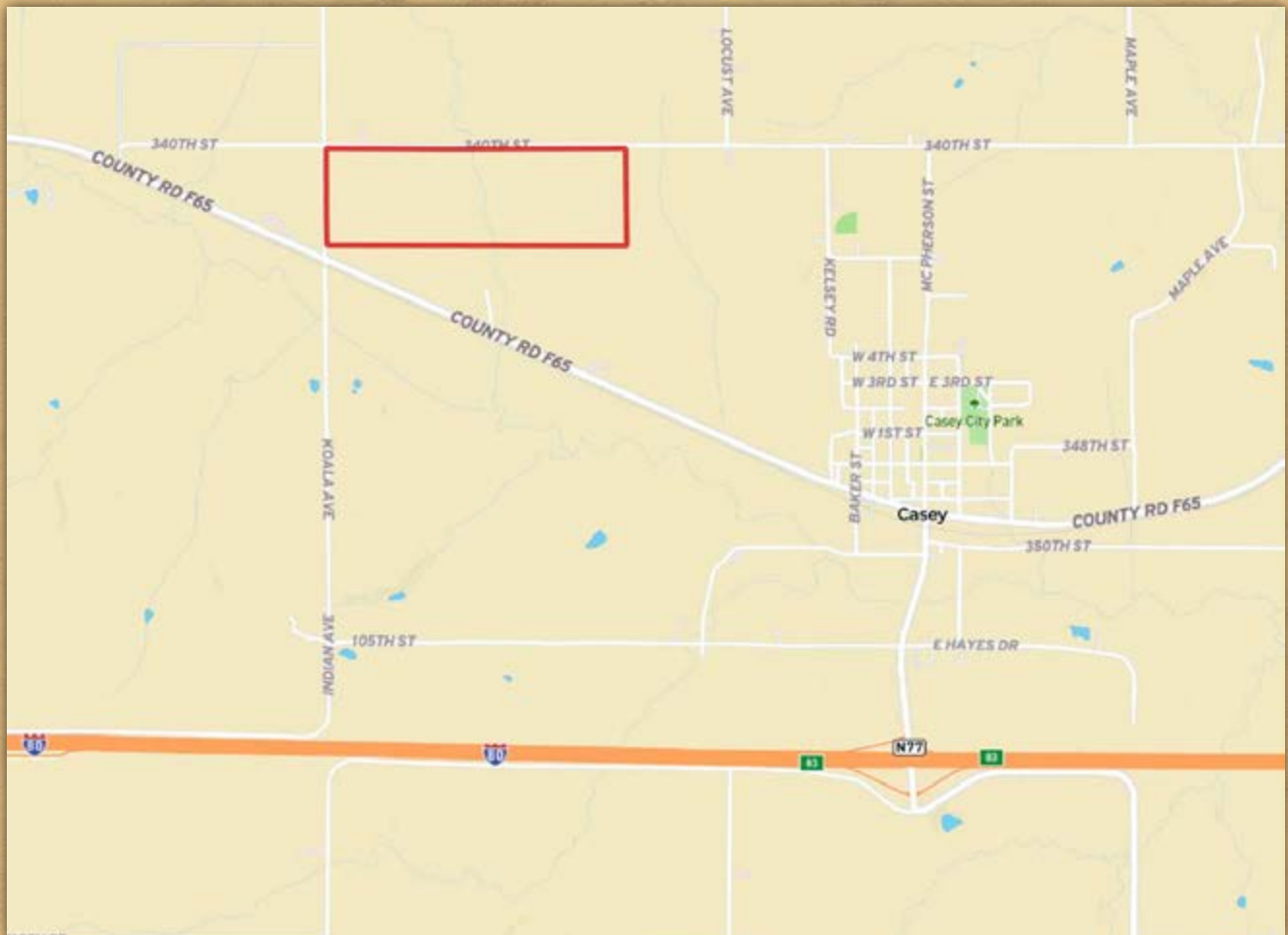
Farm Data:

Cropland	107.56 acres
Roads	4.00 acres
Non-crop	8.44 acres
Total	120.00 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	74.6 acres	135 bushels
Soybeans	30.1 acres	42 bushels

2020 Taxes: \$2,058





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
Y93E3	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, severely eroded	9.3	8.15	24	6e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	10.1	8.91	80	2w
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	7.7	6.78	32	6e
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	31.0	27.25	49	3e
8C	Judson silty clay loam, dissected till plain, 5 to 9 percent slopes	2.0	1.79	87	2e
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	21.9	19.23	75	3e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	6.1	5.39	29	6e
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	0.2	0.19	24	6e
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	6.1	5.36	74	2w
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.3	5.54	35	3e
271B	Olmitz-Colo, occasionally flooded, complex, 0 to 5 percent slopes	6.8	6.03	84	2e
133A+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	0.2	0.21	78	2w
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	2.1	1.84	88	2e
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.0	0.02	16	4e
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	3.8	3.3	54	3e
TOTALS		113.7	100%	56.74	3.37

Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s)

Taxes: Real estate taxes for 2019-2020 payable in 2021 will be paid by the Seller. All future taxes and specials will be the responsibility of the Buyer(s). 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 31, 2020 or such other date agreed to buy the parties.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. 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 Bump Law Firm the closing agent.

Contract and Title: The high bidder(s) will enter into a real estate contract and deposit with Bump Law Firm, the closing agent, 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 equally by the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 31, 2020, 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 Bump Law Firm.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement **starting Wednesday, November 4, 2020 at 8:00 AM until Wednesday, December 2, 2020 at 12:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company 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". 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: Joe and Pam Whetsone

Online Bidding Procedure:

**This online auction begins on
Wednesday, November 4, 2020 at 8:00 AM.
Bidding closes Wednesday, December 2, 2020 at 12:00 PM.
To register and bid on this auction go to:
www.fnccid.com**

Bidders can also bid in person at the Farmers National Company office located at 4949 Pleasant Street, Suite 203, West Des Moines, Iowa 50266. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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. Email notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.