

# ONLINE VIRTUAL AUCTION

**80+/- Acres, Greene County, Iowa**  
**Friday, February 26 • 10:00 AM (Live Event)**

**Highlights:**

- 80 acres in southern Greene County
- 87.8 CSR2 rating!
- 2021 rent goes to buyer

## ONLINE BIDDING

**Bidding starts Monday, February 8, 2021 at 8:00 AM**  
**Bidding closes Friday, February 26, 2021 at the conclusion of live event**

**To Register and Bid on this Auction, go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**



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**For additional information, please contact:**

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# Property Information

**Property Location:** From Jamacia, Iowa, travel west one mile on 110th Street to P Avenue and head north for one and a quarter mile. The property will be to the west.

**Legal Descriptions:** N 1/2 of the SE 1/4 in Section 33, T82N-R30W of the 5th P.M., Greene County, Iowa.

**Property Description:** This is your chance to own a quality farm in southern Greene County. This property offers highly tillable acres, a very strong CSR2, a slight roll to the terrain, instant income and is a perfect sized tract for any potential buyer! With the lack of land on the market, low interest rates, strong current commodity prices and an optimistic outlook on future pricing, now is the time to lock into this long term investment. Please visit our website for further details!

## Farm Data:

Cropland	77.32 acres
Non-crop	<u>2.68 acres</u>
Total	80.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	38.6 acres	139 bushels
Soybeans	38.4 acres	45 bushels

**Taxes:** \$2,598



Property Location Map



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.5	14.69	88	2w
L55	Nicollet loam, 1 to 3 percent slopes	24.9	31.87	91	1
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	4.9	6.27	85	2e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.3	32.27	88	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.4	11.97	87	2w
6	Okoboiji silty clay loam, 0 to 1 percent slopes	2.3	2.93	59	3w
TOTALS		78.2	100%	87.8	1.71

# Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**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 March 26, 2021 or such other date agreed to by the parties. Subject to current lease. Buyer to receive the full 2021 cash rent. Contact agent for details.

**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 Mumma & Pedersen Trust Account 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 Mumma & Pedersen Trust Account 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. Sale is not contingent upon Buyer financing.

**Closing:** The sale closing is on March 26, 2021 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 Mumma & Pedersen Trust Account.

**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 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 as 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.

**Sellers:** Maurece McCool and Dolores Hankins Family Trust

**Auctioneer:** Joel Ambrose

## Online Virtual Bidding Procedure:

The online bidding begins on  
**Monday, February 8, 2021 at 8:00 AM.**  
Bidding will be online only with the live virtual auction  
on Friday, February 26, 2021.  
Bidding will conclude at the end of the live auction.

To register and bid on this auction go to:  
[www.FNCBids.com](http://www.FNCBids.com)

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.

