

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

**156.81 Surveyed Acres, Johnson County, Iowa**

**Wednesday, June 2, 2021 • 10:00 AM**

**at the Bella Sala Event Center | 205 South Park Road, Tiffin, Iowa**

## Highlights:

- Perfect location, just west of I-380 Exit 4 in North Liberty, Iowa.
- \$350 per tillable acre 2021 cash rent payable to Buyer on December 1.
- 89 CSR2 cropland!

L-2100273

**ONLINE BIDDING AVAILABLE NOW!**

**Closing Wednesday, June 2, 2021 at the end 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:** Take I-380 Exit 4 in North Liberty, Iowa a little more than one mile west on 250th Street NW/Johnson County Road F28 to the farm. The Parizek Family Farm lies south of County Road F28.

**Legal Description:** The SW1/4 of Section 9, T80N, R7W of the 5th P.M., excepting Lot 1, Marcella's Acreage, Johnson County, Iowa. The exact legal description shall be taken from Sellers' abstract of title.

**Property Description:** Farmers National Company is proud to represent the Parizek Family Farm for sale, located just west of North Liberty. This farm has endless opportunities from row crops to row houses with an overall CSR2 cropland rating of 89. Buyers interested in this farm's development potential should visit with the North Liberty and Johnson County planning and zoning departments prior to auction. Farm will be sold AS IS - WHERE IS. Farmland values are moving higher and this farm last sold nearly 80 years ago. Don't miss your once-in-a-lifetime chance on this one!

## Farm Data:

- Surveyed Acres: 156.81 acres
- FSA Cropland Acres: 148.99± acres
- Tillable Acres: 144.9± acres
- Taxable Acres: 151.5± acres
- Selling Multiplier: 156.81 acres

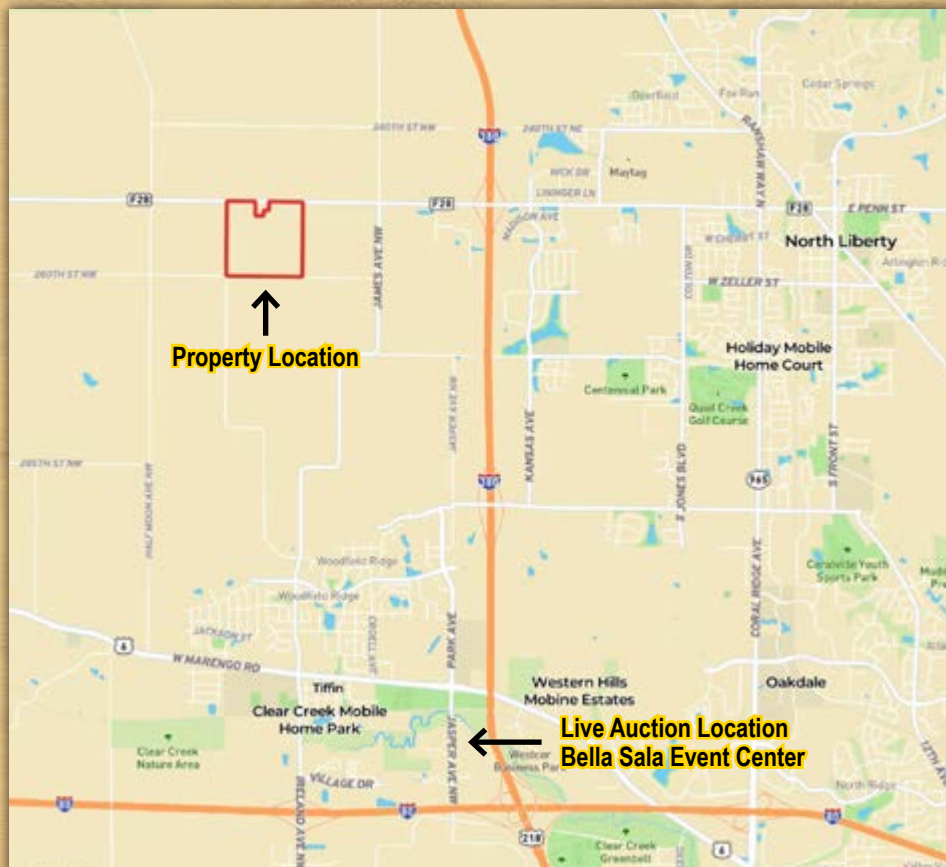
## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	140.00 acres	158 bushels
Soybeans	8.99 acres	46 bushels

**Property Taxes:** \$5,630



## Property and Auction Location Map





## Aerial Photo



## Tillable Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
83B	Kenyon loam, 2 to 5 percent slopes	12.4	8.5	90	2e
184	Klinger silty clay loam, 1 to 4 percent slopes	22.4	15.33	95	1
382	Maxfield silty clay loam, 0 to 2 percent slopes	19.3	13.2	94	2w
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.0	6.85	84	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	12.3	8.37	86	2w
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	55.4	37.84	94	2e
974B	Bolan loam, loamy substratum, 2 to 5 percent slopes	5.2	3.58	65	2e
761	Franklin silt loam, 1 to 3 percent slopes	3.7	2.5	85	1
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.8	0.53	14	4s
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.9	1.27	85	3e
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.2	0.83	50	3e
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.3	0.19	78	2w
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	0.1	0.07	19	4s
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	1.4	0.93	5	7s
TOTALS		146.3	100%	89.38	1.97



# AUCTION TERMS

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Auction Company.

**Possession:** Possession will be granted at closing on July 7, 2021 or such other date agreed to by the parties. Subject to current lease.

**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 Anderson and Houghton Law, P.L.C. 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 Anderson and Houghton Law, P.L.C. the required earnest payment. The Sellers will provide a current abstract of title at their expense. Buyer(s) shall be responsible for their lender, recording, and wire fees along with a \$500.00 closing fee payable to Hawkeye Settlement Services, L.C. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be July 7, 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 Hawkeye Settlement Services, L.C.

**Approval of Bids:** Final sale is subject to the Sellers' approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Sellers.

**Auction Sales:** The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 Sellers. All decisions of the Auctioneer are final.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Sellers 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 Sellers 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:** Ronald G. Parizek Trust Agreement and Jonette Pasley

**Auctioneer:** Tucker Wood

## Online Simultaneous Bidding Procedure:

The online portion of this auction is available now. **Bidding closes on Wednesday, June 2, 2021, at the close of the live auction.**

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

