

FOR SALE BY BIDS

8.8+/- Acres • Taylor County, Iowa

Bid Deadline: June 1, 2021 by 10:00 AM

Contact Agent for Details!

Highlights:

- House with outbuildings
- Tillable farmland with above average CSR2 for the area
- Opportunity to create more tillable if desired

L-2100355

Property Location: From Gravity, Iowa travel south one mile on Highway 148. Turn east on 210th Street and travel one mile to the intersection of 210th and Lexington. The farm is located on the northeast corner of the intersection. **Address:** 2090 Lexington Avenue Gravity, Iowa 50848

Legal Description: SW 1/4 Section 25, Township 69 North, Range 34 West, Taylor County, Iowa



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For additional information, please contact:

Chad Bals, Agent/Auctioneer

Ames, Iowa

Cell: (641) 745-9587

CBals@FarmersNational.com

www.FarmersNational.com/ChadBals



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Property Information

Property Description: Nice acreage located just a mile from pavement located near Gravity, Iowa. Three acres are currently being used for row crop. Fenced pasture area. House and outbuildings are being sold AS IS with no residential disclosure. All personal property on site is included in the sale.

Buildings:

- House (1920)
- Garage (2012)
- Pole Barn (1967)

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	1.25 acres	106 bushels
Soybeans	1.25 acres	34 bushels

Farm Data:

Cropland	3.19 acres
Non-crop	<u>5.61 acres</u>
Total	8.80 acres

Parcel ID # 1125300300000
 FSA Farm Number 3306
 FSA Tract Number 3066

FSA Farmland: 7.45 acres
 FSA Cropland: 3.19 acres
 Taylor County Taxable: 8.8 acres

2020 Taxes: \$1,327



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.3	48.98	91	2e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	1.1	12.13	49	3e
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	1.6	18.47	40	3e
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	1.8	20.42	71	3e
TOTALS		8.8	100%	72.4	2.51

For Sale by Bid 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 July 16, 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 bidding. 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 Engel & Maharry Law Trust Account the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Engel & Maharry Law firm Corning, Iowa 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 by the Seller.

Closing: The sale closing is on July 16, 2021 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 Engel & Maharry Law firm Corning, Iowa the closing agent.

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 Buyer(s) will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids will be received at the office of **Chad Bals 27737 US Hwy 69 Ames, Iowa, 50010, up to June 1, 2021 by 10:00 AM.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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): Wando Investment Group LLC



Bid Form

8.8 Acres Taylor, Iowa, L-2100355

Legal Description: SW 1/4 Section 25, Township 69 North, Range 34 West, Taylor County, Iowa

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 10:00 AM on June 1, 2021, to:

Chad Bals

Farmers National Company

27737 US Hwy 69

Ames, IA 50010

CBals@FarmersNational.com

(641) 745-9587