

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

**79 Acres, Chickasaw County, Iowa**

**Tuesday, June 15, 2021 • 10:00 AM**

**at the Alta Vista Hall | 208 N White Avenue, Alta Vista, Iowa**

## Highlights:

- Productive farmland with good CSR2 ratings.
- Close to grain market and well taken care of.
- Two thirds of 2021 rent to go to Buyer.

L-2100361

**ONLINE BIDDING AVAILABLE NOW!**

**Closing Wednesday, June 15, 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:** From Alta Vista go south on V18 for a half mile to 120th Street, then turn left and go east three quarters of a mile. Property is on the north side of the road.

**Legal Description:** The Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, in Section 29, Township 97 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa.

**Property Description:** Good addition to any farming operation, close to grain market and soil quality good.

### Farm Data:

Cropland	67.57 acres
CRP	7.50 acres
Other	<u>3.93 acres</u>
Total	79.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	47.1 acres	163 bushels
Soybeans	23.5 acres	46 bushels

**CRP:** 7.5 acres enrolled in CRP, due to expire September 30, 2029. Annual payment of \$1,553.

**Property Taxes:** \$1,947



Property Location Map



**Aerial Photo**



**Tillable Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
394B	Ostrander loam, 2 to 5 percent slopes	4.8	7.07	88	2e
394C	Ostrander loam, 5 to 9 percent slopes	1.0	1.42	83	3e
83C	Kenyon loam, 5 to 9 percent slopes	1.0	1.47	85	3e
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	8.2	12.18	41	3e
198B	Floyd loam, 1 to 4 percent slopes	6.8	10.11	89	2w
84	Clyde clay loam, 0 to 3 percent slopes	15.5	22.98	88	2w
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	6.0	8.83	76	3e
471B	Oran loam, 2 to 5 percent slopes	10.8	15.97	74	1
284B	Flagler sandy loam, 2 to 5 percent slopes	1.7	2.55	49	3e
399	Readlyn silt loam, 1 to 3 percent slopes	3.0	4.46	91	1
471	Oran loam, 0 to 2 percent slopes	3.2	4.79	79	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.9	1.38	87	2w
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.1	0.21	50	3e
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.3	6.39	59	2s
171B	Bassett loam, 2 to 5 percent slopes	0.1	0.19	85	2e
TOTALS		67.6	100%	75.72	2.01

# 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 August 3, 2021 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 15% 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 Pappajohn, Shriver, Eide & Nielsen P.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 Pappajohn, Shriver, Eide & Nielsen P.C. the required earnest payment. The Sellers will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be August 3, 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 Pappajohn, Shriver, Eide & Nielsen P.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:** Donald Swenson Estate

**Auctioneer:** Joel Ambrose

## Online Simultaneous Bidding Procedure:

The online portion of this auction is available now.  
**Bidding closes on Tuesday, June 15, 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.

