

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**154.47± Acres, Harrison County, Iowa**

**Friday, August 6, 2021 • 10:00 AM**  
**at the C.R.E.W Center | 601 Snyder Road, Woodbine, Iowa**

## Highlights:

- High quality Boyer bottom farm with an average CSR2 of 84.
- Easily accessible, close to grain markets and majority of the acres are nearly level!
- 50' x 72' machine shed with concrete floor, electricity and two 14' x 20' overhead doors.

L-2100441

**ONLINE BIDDING STARTS NOW!**

**Bidding closes Friday, August 6, 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 Woodbine travel two and one half miles south on Highway 30 to 215th Street. Travel west for a half mile. Farm is located on the north side of 215th Street. Signs will be posted. (3089 215th Street, Woodbine, IA 51579)

**Legal Descriptions:** NE1/4 of Section 34 T80N R42W except a parcel of land totaling 3.53+/- acres located in the SW1/4NE1/4 and the SE1/4NE1/4 of Section 34, T80N R42W of the 5TH P.M. in Harrison, County, Iowa

**Property Description:** Great opportunity to purchase this high quality farm located south of Woodbine, Iowa. Farm is easily accessible and majority of the acres are nearly level. Additional acres could be brought into crop production with potential to reach 85% tillable or greater. Potential for a building site or just a place to store equipment with the 50' x 72' machine shed.

### Buildings:

- 50' x 72' Machine Shed (2012) with concrete floor and two 14' x 20' overhead doors
- 10' x 16' Shed (1900) in poor condition

### Farm Data:

Selling Multiplier: 154.47 acres  
Taxable Acres: 154.47± acres  
2021 FSA Certified Acres: 147.63± acres  
FSA Farm Number: 109  
FSA Tract Number: 119

Cropland	114.86 acres
Hayland	32.77 acres
Non-crop	4.19 acres
Buildings	<u>2.65 acres</u>
Total	154.47 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	50.1 acres	112 bushels
Soybeans	43.8 acres	38 bushels

### Taxes:

Real Estate: \$5,946  
Drainage: \$1,320.74

## Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	10.8	6.85	32	3e
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	24.3	15.37	91	1
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	49.1	31.11	82	2w
12B+	Napier silt loam, 2 to 5 percent slopes, overwash	25.3	16.04	93	2e
T10B	Monona silt loam, terrace, 2 to 5 percent slopes	1.3	0.83	95	2e
446	Burcham silt loam	5.9	3.73	89	1
12C	Napier silt loam, 5 to 9 percent slopes	1.5	0.92	89	3e
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	39.7	25.14	91	1
TOTALS		157.8	100%	84.42	1.64



# 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 September 17, 2021 or such other date agreed to by the parties. Subject to current lease that is in place. Owners will formally terminate the lease. The Seller will retain the 2021 cash rent payment.

**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 Reimer, Lohman, Reitz, Sailer & Ullrich Law Firm 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 Reimer, Lohman, Reitz, Sailer & Ullrich Law Firm (Adam Ullrich, attorney) 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 September 17, 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 Reimer, Lohman, Reitz, Sailer & Ullrich Law Firm (Adam Ullrich, attorney).

**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:** Sherry Park and Jayna Becker

**Auctioneer:** Kam Harstack

## Online Bidding Procedure:

**The online bidding begins now!**

**Bidding will conclude Friday, August 6, 2021 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 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.

