

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

400± Acres, Adair County, Iowa

Thursday, August 26, 2021 • 10:00 AM

at the Casey Community Center | 502 Antique Country Drive, Casey, Iowa

L-2100452

Highlights:

- Property Showing: August 1, 2021 from 1:00 PM - 3:00 PM
- Good producing grain and livestock farms showing excellent care and maintenance
- Above county average CSR2 on both tracts
- Very nice 1,600 sq ft ranch home on Tract 1

ONLINE BIDDING AVAILABLE NOW!

Closes Thursday, August, 26 2021 at close of live event

To Register and Bid on this Auction, go to:

www.FNCBid.com



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For additional information, please contact:

Jon Peterson, Agent

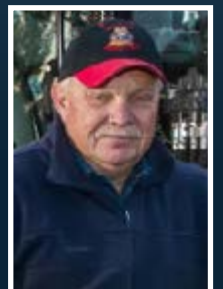
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Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
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Property Information

Property Location:

- **Tract 1:** From Fontanelle, take County Road N72 (Fontanelle Road) north six and a half miles to 180th Street to northwest corner of farm. Tract 1 lies to the east of Fontanelle Road and to the south of 180th Street.
- **Tract 2:** Take Fontanelle Road north six and a half miles to 180th Street. Take 180th Street west four miles to Delta Avenue to the northwest corner of farm. Tract 2 lies to the east of Delta Avenue and to the south of 180th Street.

Legal Description:

- **Tract 1:** W1/2 of Section 17, T76N R32W Prussia Township.
- **Tract 2:** N1/2 of the NW1/4 of Section 15, T76N R33W Eureka Township

Property Description: Opportunity to purchase two very nice row crop farms with some pasture in western Adair County, Iowa. Being offered in two tracts!

- **Tract 1:** is 320 acres with 270.5 acres in row crop per FSA records. Average CSR2 of 70.6 on these tillable acres. This is a good producing ridge farm that takes very little water from adjoining farms. This tract also has 22 acres currently in pasture with an excellent set of livestock facilities set up for a cow calf operation. There is also a very nice 1,600 sq ft ranch home with attached garage built in 1952. Seller's will pay for installation of new septic system but will be Buyer's responsibility to have system installed. Other farmstead buildings include a 40' X 48' shop with 16 ft sidewalls and concrete floor, 54' X 90' machine shed with dirt floor, 9,000 bushel grain bin with dryer, 44' X 75' open front cattle shed, 32' X 48' barn built in 1925 and other older farm buildings all in good repair and standing straight. All lots and cattle facilities have excellent water systems and fences. All exterior fences are in good repair.

- **Tract 2:** is 80 acres with 36.27 currently in row crop with a CSR2 of 69.9. The whole farm average for tract two is 69.7. There are 39 acres in pasture. There is a corral area on the former building site including old cattle shed in poor repair and 80's vintage farrowing house with concrete floor but no pit. This farm has had the same excellent care as tract one. Rural water on site.

Farm Data:

• Tract 1:	
Cropland	270.5 acres
Pasture	22.0 acres
Non-crop	18.9 acres
Pond	3.6 acres
Buildings	<u>5.0 acres</u>
Total	320.0 acres
• Tract 2:	
Cropland	36.2 acres
Pasture	39.0 acres
Non-crop	3.0 acres
Buildings	<u>1.8 acres</u>
Total	80.0 acres

FSA Information:

• Tract 1	Base	Yield
Corn	125.7 acres	150 bushels
Soybeans	103.5 acres	46 bushels
Oats	.1 acres	62 bushels
• Tract 2	Base	Yield
Corn	29.5 acres	150 bushels
Soybeans	3.5 acres	46 bushels

Taxes:

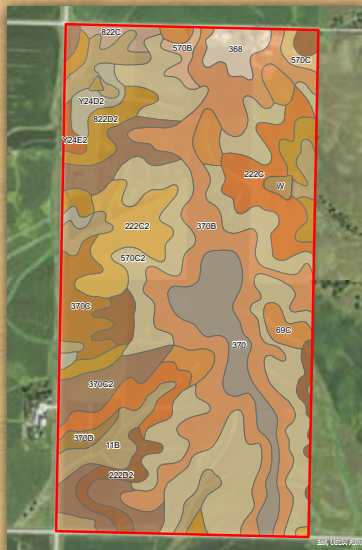
- **Tract 1:** \$8,228
- **Tract 2:** \$1,814



Tract 1 Aerial Photo



Tract 1 Soil Map

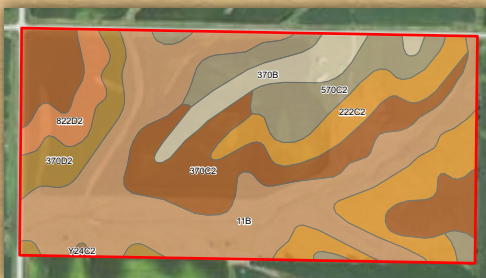


Map Symbol	Name	Non-IRR LCC CSR2 Acres
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	IIIe 81 75.7
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	IIe 91 61.3
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	IIIe 80 25.5
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	IIw 80 23.3
222C	Clarinda silty clay loam, 5 to 9 percent slopes	IVw 36 22.8
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	I 96 18.9
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	Ive 10 16.8
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	IVw 38 14.7
222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	Ive 17 12.7
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	IIIw 59 12.3
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	IIIe 81 9.4
368	Macksburg silty clay loam, 0 to 2 percent slopes	Iw 93 5.8
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	IIIe 49 5.6
822C	Lamoni silty clay loam, 5 to 9 percent slopes	IIIe 42 2.9
570B	Nira silty clay loam, 2 to 5 percent slopes	IIe 94 2.5
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	IIIe 59 2.2
570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	IIIe 84 1.8
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	Ive 35 1.5
W	Water	0 1.5
TOTAL		69.9 317.1

Tract 2 Aerial Photo



Tract 2 Aerial Photo



Map Symbol	Name	Non-IRR LCC CSR2 Acres
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	IIw 80 27.8
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	IIIe 80 17.7
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	IVw 38 12.5
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	IIIe 81 8.9
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	IIe 91 4.8
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	IIIe 54 4.4
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	Ive 10 3.3
Y24C2	Shelby clay loam, dissected till plain, 5 to 9 percent slopes, eroded	IIIe 73 0.1
TOTAL		69.8 79.6

Auction 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 including the farmstead is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Auction Company.

Possession: Possession will be granted on December 1, 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 the Farmers National Company 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 Farmers National Company 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 equally by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be November 1, 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 Farmers National Company.

Auction Sales: The real estate will be offered in two individual tracts. 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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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): Bass Family

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Online bidding available now!

Bidding closes on Thursday, August 26, 2021, at the close of the live auction.

To register and bid on this auction go to:

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.

Property Location Map

