

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

77.36 ± Acres, Worth County, Iowa
Thursday, October 28, 2021 • 10:00 AM
Joice Community Center | 201 Main Street, Joice, Iowa

Highlights:

- Open to farm for 2022!
- Easy access
- Located two miles southeast of Emmons, Minnesota

L-2100672

ONLINE BIDDING AVAILABLE!

Starting Monday, October 25, 2021 at 8:00 AM,
with bidding concluding October 28, 2021.

To Register and Bid on this Auction, go to:
www.FNCBid.com



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For additional information, please contact:

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Property Information

Property Location:): From Joice, Iowa, travel approximately seven miles north on County Road S10 (Bluebill Avenue) to 490th Street. The farm is on the northeast corner of the T intersection on S10/490th Street.

Legal Description: W1/2 SE1/4 Section 17-T100N-R22W of the 5th P.M. less acreage-full legal on file

Property Description: Rolling farm, with a scenic background, located near US Highway 69. There is a wetland near the north end of the property. The farm has an average CSR2 value of 64.38 over 67.55 tillable acres. With low interest rates, strong current commodity prices and an optimistic outlook for future pricing, now is the time to lock into this long term investment!

Taxes: \$1,624

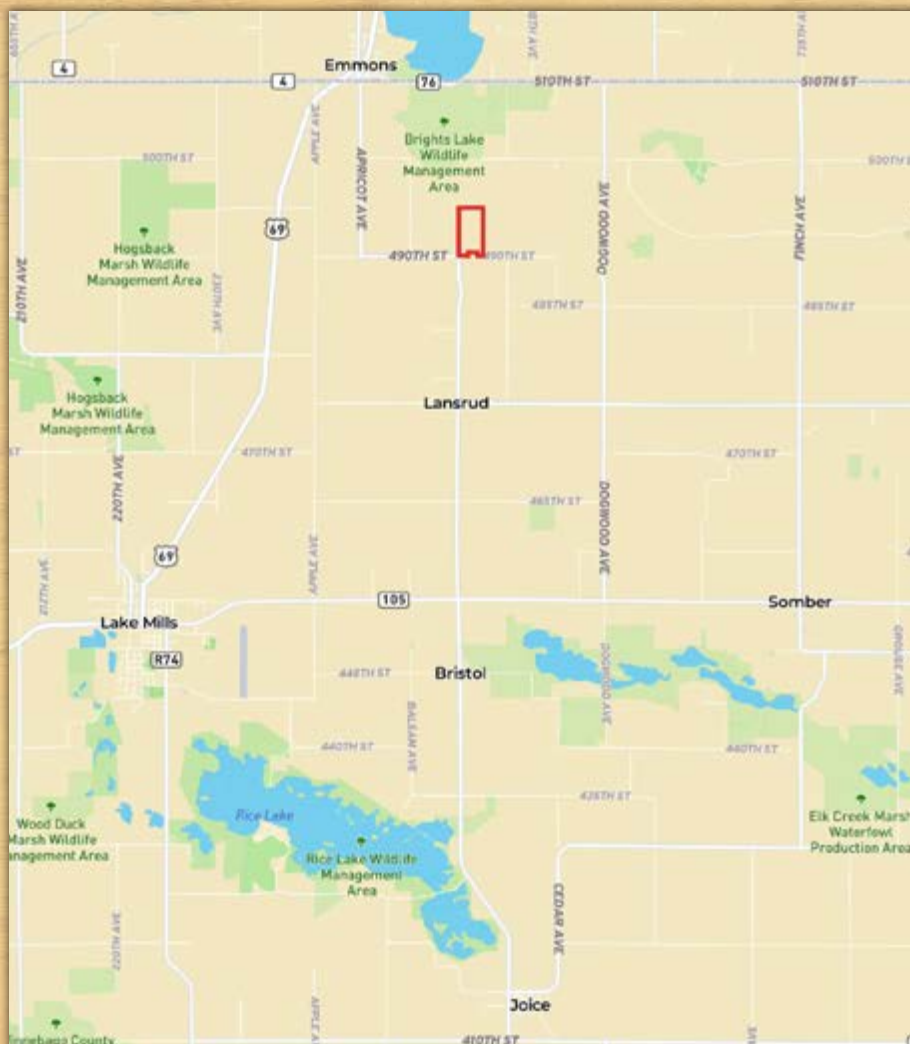
Farm Data:

Cropland	67.55 acres
Other	<u>9.81 acres</u>
Total	77.36 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	34.3 acres	130 bushels
Soybeans	33.2 acres	42 bushels

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
836C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	25.02	37.1	62.0	80	3e
583	Minnetonka silty clay loam, 1 to 3 percent slopes	18.82	27.91	79.0	67	2w
836D2	Kilkenny clay loam, 10 to 16 percent slopes, moderately eroded	8.28	12.28	33.0	75	4e
836B	Kilkenny clay loam, 2 to 6 percent slopes	8.16	12.1	69.0	86	2e
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	2.62	3.88	49.0	75	4e
107	Webster clay loam, 0 to 2 percent slopes	2.57	3.81	86.0	83	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.0	2.97	59.0	75	3w
TOTALS		67.44(*)	100%	64.38	76.29	2.72

Auction Location



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 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 at closing December 2, 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 Greve Law Office.

Contract and Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit with Greve Law Office 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.
Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be December 2, 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 Greve Law Office.

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. Both will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

Auction Sales: The real estate will be offered as one 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.

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): Paulette F Dahlby & Patrick A. Brackey & Rochelle G. Brackey Rev. Trust UD 3/16/2017

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:
Bidding will be simultaneous with the live auction October 28, 2021, with bidding concluding at the end 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.