

ONLINE AUCTION

117.12+/- Acres • Sac County, Iowa
Offered in Two Individual Tracts!

Highlights:

- 86 and 87 CRS2's!
- Gentle roll for natural drainage
- Nice sized for any buyer

L-2100476

Online bidding starts Monday, July 26, 2021 • 8:00 AM
Bidding closes Thursday, August 12, 2021 • 10:00 AM

To register and bid on this auction, go to:
<https://farmersnational.nextlot.com/public/>



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For additional information, please contact:

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Property Information

Property Location:

• **Tract 1:** From the west edge of Sac City, Iowa, travel one and a half miles west to Quincy Avenue then head south for one and a half miles. The property will be to the southeast.

• **Tract 2:** From the west edge of Sac City, Iowa, travel four and a half miles west to Needham Avenue, south a half mile to 260th and then west a quarter mile. The property will be to the northwest.

Legal Descriptions:

• **Tract 1:** Lot B of the SW 1/4 less the 16.73 acre Wetland Easement in Section 27, T88N-R36W of the 5th P.M., Sac County, Iowa

• **Tract 2:** The SW 1/4 of the SE 1/4 in Section 24, T88N-R37W of the 5th P.M., Sac County, Iowa

Property Description: Do not miss this opportunity to obtain these high quality Sac County Farms! Each farm consists of very high soil ratings for strong productivity and has a gentle roll to the terrain for natural drainage. The size of each tract is appealing to a wide range of buyers in these current times of high income potential and low interest rates. ***Please visit our website for drone footage and much more!***

Farm Data:

• **Tract 1**
Cropland 75.83 acres
Non-crop 1.29 acres
Total 77.12 acres

• **Tract 2**
Cropland 34.00 acres
Non-crop 6.00 acres
Total 40.00 acres

FSA Information (combined): Estimated

	<u>Base</u>	<u>Yield</u>
Corn	64.83 acres	149 bushels
Soybeans	45.00 acres	45 bushels

Taxes:

• **Tract 1:** \$2,465 (estimated)

• **Tract 2:** \$970



Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	14.5	18.88	89	1
138B	Clarion loam, 2 to 6 percent slopes	36.2	47.13	89	2e
507	Canisteo clay loam, 0 to 2 percent slopes	2.4	3.17	84	2w
384	Collinwood silty clay loam, 1 to 3 percent slopes	12.5	16.33	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.4	1.83	59	3w
107	Webster clay loam, 0 to 2 percent slopes	9.7	12.66	86	2w
TOTALS		76.8	100%	86.77	1.83

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
138B	Clarion loam, 2 to 6 percent slopes	14.4	42.42	89	2e
55	Nicollet clay loam, 1 to 3 percent slopes	2.4	7.08	89	1
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	0.3	0.99	41	4e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	14.6	42.87	83	3e
485B	Spillville loam, 2 to 5 percent slopes	2.3	6.64	88	2e
TOTALS		34.0	100%	85.88	2.38

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 24, 2021 or such other date agreed to by the parties. Subject to current lease that is in place. Sellers to properly terminate this lease. Sellers to keep the proceeds of the 2021 cash rent.

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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, 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 equally paid by both. Sale is not contingent upon Buyer financing.

Closing: The sale closing is on September 24, 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 Farmers National Company.

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

Sale Method: The real estate will be offered as two individual tract. All bids are open for advancement **starting Monday, July 26, 2021, at 8:00 AM until Thursday, August 12, 2021, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within two minutes of the auction ending will automatically extend the auction for two minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the two minute time frame. All decisions of Farmers National Company 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: B-J, Inc

Online Bidding Procedure:

**This online auction begins on
Monday, July 26 2021 at 8:00 AM,
Bidding will close on
Thursday, August 12, 2021 at 10:00 AM.**

**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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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