

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**80± Acres, Madison County, Iowa**  
**Friday, August 27, 2021 • 10:00 AM**  
**at the WRC Hall | 110 West South Street, Macksburg, Iowa**

L-2100477

## Highlights:

- Property Showing: August 15, 2021 from 1:00 PM - 3:00 PM
- Older two-story home with excellent interior woodwork
- Whole farm CSR2 above county average
- 35 acres classified as NHEL
- Annual Mid American line easement payment of \$3,789

**ONLINE BIDDING AVAILABLE NOW!**

**Closes Friday, August, 27 2021 at close 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 Macksburg, Iowa, take County Road G61 (Macksburg Road) east two miles to Fawn Avenue. Take Fawn Avenue south two miles to 320th Street. Take 320th east three-quarters of a mile to the southwest corner of the farm. The farm lies to the north of 320th Street.

**Legal Description:** E1/2 of the SE1/4 section 24 T74N R29W Grand River Township

**Property Description:** Opportunity to purchase a good producing combination farm with an older two-story home. The buyer will be responsible for upgrading the septic system. Property is on rural water with SIRWA. Farmstead includes a 36' X 40' machine shed in average condition along with several other older outbuildings. The whole farm average CSR2 is 71.2. There are 48 acres currently being cropped. These acres have a CSR2 of 80.2. NHEL classification on 34.96 acres. The remaining non-cropped acres are pasture and are currently not being grazed. The farm topography would allow for a large pond to be constructed in the pasture. An annual payment with 2.5% yearly increase through 2044 from Mid American for an easement to accommodate collection line across the farm. 2022 payment is \$3,789. Kinder Morgan has an easement for natural gas pipelines across the farm.

## Farm Data:

Cropland	48.1 acres
Hayland	27.7 acres
Road	1.0 acres
Buildings	<u>3.2 acres</u>
Total	80.0 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	18.1 acres	136 bushels
Soybeans	18.1 acres	45 bushels

**Taxes:** \$2,618



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
YShE2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	1.9	2.38	35	4e
W	Water	0.7	0.91	-	-
LcD2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	8.1	10.33	10	4e
Sbc2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	9.5	12.07	80	3e
Wc	Winterset silty clay loam, 0 to 2 percent slopes	2.7	3.41	83	2w
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	4.5	5.69	57	5w
SbC	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.3	7.94	81	3e
SbB	Sharpsburg silty clay loam, 2 to 5 percent slopes	17.6	22.29	91	2e
MbA	Macksburg silty clay loam, 0 to 2 percent slopes	18.9	23.99	93	1
CoC2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.7	2.1	56	3w
MbB	Macksburg silty clay loam, 2 to 5 percent slopes	1.7	2.12	89	2e
SIE2	Shelby-Lamoni complex, 14 to 18 percent slopes, moderately eroded	5.3	6.79	27	6e
TOTALS		78.8	100%	71.5	2.66



## 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 November 1, 2021 or such other date agreed to by the parties. Subject to 2021 crop being harvested.

**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 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 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):** Dale and Ava Wearmouth

**Auctioneer:** Joel Ambrose

### Online Simultaneous Bidding Procedure:

**Online bidding available now!**

**Bidding closes on Friday, August 27, 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.



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