

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

160± Acres, Carroll County, Iowa

Thursday, August 19, 2021 • 10:00 AM

at the Albert Kruger Shelter House | 223 West 7th Street, Glidden, Iowa

Highlights:

- High quality Carroll County, Iowa farm
- 99% tillable acres!
- Nice laying farm with natural drainage and tile improvements

L-2100499

ONLINE BIDDING

Bidding starts Monday, August 2, 2021 at 8:00 AM

Bidding closes Thursday, August 19, 2021 at the conclusion of live event

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 the west edge of Glidden, Iowa, travel half of a mile west on Highway 30 to Sycamore Avenue then head south for one mile to 210th Street. The property will be to the southwest.

Legal Descriptions: The NE 1/4 of Section 36, T84N-R34W of the 5th P.M., Carroll County, Iowa

Property Description: This high-quality Carroll farm offers a strong CSR2 with minimal non-crop acres! It falls in highly sought after Carroll County and is well located near premium corn markets of Iowa Corn Processors in Glidden, Poet Ethanol in Coon Rapids and Landus Coop in Ralston for soybeans. With interest rates low, commodity prices high, excellent yield potential and the bullish outlook for the future of agriculture, now is the time to lock in to this long-term and steady asset!

Please visit our website for tile maps, drone video footage and much more!

Farm Data:

Cropland	158.3 acres
Non-crop	<u>1.7 acres</u>
Total	160.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	77.98 acres	155 bushels
Soybeans	77.92 acres	42 bushels

Taxes: \$4,330



Property Location Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.0	11.51	87	2w
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	17.9	11.42	85	2e
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	19.1	12.22	88	2w
639C	Salida-Storden complex, 5 to 9 percent slopes	2.5	1.62	40	3e
L55	Nicollet loam, 1 to 3 percent slopes	12.7	8.1	91	1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.4	11.78	88	2e
559	Talcot silty clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.1	1.35	54	2w
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.7	1.07	41	4e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.4	18.79	83	3e
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.8	17.77	78	2w
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.8	4.37	76	2w
TOTALS		156.6	100%	82.8	2.14



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. This lease will be formally terminated.

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 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 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 cash, 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 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: Juergens Farm Corporation

Auctioneer: Joel Ambrose

Online Virtual Bidding Procedure

The online bidding begins on
Monday, August 2, 2021 at 8:00 AM.
Bidding will conclude **Thursday, August 19, 2021**
at the end of the live auction.

To register and bid on this auction go to:
www.FNCBids.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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