

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**160± Acres, Howard County, Iowa**  
**Wednesday, September 1, 2021 • 10:00 AM**  
**Featherlite Center Howard County Fairgrounds**  
**220 7th Street East, Cresco, Iowa**

## Highlights:

- Offered in three individual tracts
- Good quality farm ground
- Open for a new operator in 2022

L-2100525

## ONLINE BIDDING AVAILABLE!

**Starting Monday, August 30, 2021 at 8:00 AM**  
**Closing Wednesday, September 1, 2021 at the end 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 Lourdes, Iowa, go three miles east on 175th Street. Property will be on the north and south side of the road.

**Legal Description:** The North half of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter all in Section 35, Township 98 North, Range 12 West of the 5th P.M., Howard County, Iowa; subject to a life estate and life use therein reserved by Grantor.

**Property Description:** Higher CSR2 Iowa farmland offered in three individual tracts with good drainage.

**Improvements:** All on Tract 3

- One and a half story home
- 30' x 40' shed
- 16' x 24' grainery
- 18' x 16' bin

**Property Taxes:**

- **Tract 1:** TBD
- **Tract 2:** \$1,040
- **Tract 3:** TBD

## Farm Data:

• **Tract 1**  
Cropland 99.5 acres  
Non-crop 17.6 acres  
Total 117.1 acres

• **Tract 2**  
Cropland 38.7 acres  
Non-crop 1.3 acres  
Total 40.0 acres

• **Tract 3**  
Cropland 1.0 acres  
Buildings 3.0 acres  
Total 4.0 acres

## FSA Information:

• <b>Tract 1</b>	<u>Base</u>	<u>Yield</u>
Corn	42.3 acres	130 bushels
Oats	11.5 acres	56 bushels

• <b>Tract 2</b>		<u>Yield</u>
Corn	25.8 acres	147 bushels
Soybeans	7.2 acres	45 bushels





**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
171B	Bassett loam, 2 to 5 percent slopes	3.6	3.65	85	2e
482B	Racine loam, 2 to 5 percent slopes	24.8	25.03	86	2e
394B	Ostrander loam, 2 to 5 percent slopes	8.6	8.73	88	2e
407B	Schley silt loam, 1 to 4 percent slopes	11.4	11.54	81	2w
471B	Oran loam, 2 to 5 percent slopes	0.4	0.37	74	1
782A	Donnan loam, 0 to 2 percent slopes	6.1	6.12	48	2w
781B	Lourdes loam, 2 to 5 percent slopes	5.2	5.27	76	2e
198B	Floyd loam, 1 to 4 percent slopes	16.5	16.66	89	2w
21	Muck, shallow	0.2	0.22	9	3w
84	Clyde silty clay loam, 0 to 3 percent slopes	20.8	21.04	88	2w
798B	Protivin loam, 1 to 4 percent slopes	0.9	0.89	71	2w
783B	Cresco loam, 2 to 5 percent slopes	0.5	0.48	86	2e
TOTALS		98.9	100%	83.28	2.0

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
407B	Schley silt loam, 1 to 4 percent slopes	10.3	27.05	81	2w
198B	Floyd loam, 1 to 4 percent slopes	6.7	17.54	89	2w
482B	Racine loam, 2 to 5 percent slopes	8.5	22.34	86	2e
171B	Bassett loam, 2 to 5 percent slopes	0.0	0.02	85	2e
471B	Oran loam, 2 to 5 percent slopes	0.8	2.16	74	1
84	Clyde silty clay loam, 0 to 3 percent slopes	11.7	30.89	88	2w
TOTALS		37.9	100%	85.53	1.98



# 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 on December 1, 2021, or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 15% 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 **Elwood, O'Donohoe, Braun & White LLP** the closing agent.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with **Elwood, O'Donohoe, Braun & White LLP** 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 will close on December 1, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer funds at the discretion of **Elwood, O'Donohoe, Braun & White LLP** the closing agent.

**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 in three 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 the Auction 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:** Arlene Klobassa Life Estate

**Auctioneer:** Joel Ambrose

## Online Simultaneous Bidding Procedure:

**Starts on Monday, August 30, 2021, at 8:00 AM**  
**Bidding closes on Wednesday, September 1, 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.

## Property Location Map

