

ONLINE AUCTION

80+/- Acres • Greene County, Iowa

Highlights:

- Quality Greene County farm!
- Above average CSR2 for the county
- Obtainable 80 acre property

L-2100544

Online bidding starts Monday, August 23, 2021 • 8:00 AM
Bidding closes Tuesday, September 7, 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: From the south edge of Scranton, Iowa, travel three miles south on Highway 25 to 270th Street, then travel east three and one quarter miles. The property will be to the southeast.

Legal Descriptions: The E 1/2 of the NW 1/4 in Section 32, T83N-R31W of the 5th P.M., Greene County, Iowa.

Property Description: Don't miss this opportunity to purchase a nice sized farm in the highly productive area of southwest Greene County! The farm offers a strong CSR2, productive NHEL tillable acres, rolling terrain and well structured CRP acres. With the high level of optimism in agriculture, low interest rates and promising upcoming yields/income, now is an ideal time to invest in this long term asset with great ROI potential. **Please visit our website for drone video and much more!**

Farm Data:

Cropland	72.60 acres
CRP	3.35
Grass	.50
Non-crop	<u>3.55 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	54.67 acres	157 bushels
Soybeans	18.23 acres	49 bushels

CRP: 3.35 acres expiring September 30, 2030 with an annual payment of \$687.

Taxes: \$2,432



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.5	2.11	88	2e
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.7	16.12	88	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.0	8.33	59	3w
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	15.0	20.74	85	2e
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.8	3.89	50	3e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.7	5.07	83	3e
4	Knoke silty clay loam, 0 to 1 percent slopes	8.9	12.22	56	3w
506	Wacousta silty clay loam, 0 to 1 percent slopes	0.2	0.23	74	3w
L55	Nicollet loam, 1 to 3 percent slopes	21.8	30.0	91	1
585B	Coland-Spillville complex, 1 to 5 percent slopes	0.9	1.28	74	2w
TOTALS		72.5	100%	80.01	2.0



Online 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 October 17, 2021 or such other date agreed to by the parties. Subject to current lease that is in place. This lease has been property terminated.

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 October 17, 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 one individual tract. All bids are open for advancement **starting Monday, August 23, 2021, at 8:00 AM until Tuesday, September 7, 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: Stewart Memorial Hospital

Online Bidding Procedure:

**This online auction begins on
Monday, August 23, 2021 at 8:00 AM,
Bidding will close on
Tuesday, September 7, 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.

