

# ONLINE AUCTION

116.06+/- Acres • Lyon County, Iowa

## HIGHLIGHTS:

- Farmland located on the east edge of Rock Rapids
- Excellent parcel with the potential for development
- Available to farm for the 2022 growing season



L-2100558

## ONLINE SIMULCAST BIDDING

Online bidding starts Monday, October 4, 2021 at 8:00 AM.  
Bidding closes Wednesday, October 6, 2021 at 1:00 PM.

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:

Paul Sickler, AFM/Agent

Brandon, South Dakota

Office: (605) 800-4320

Cell: (605) 366-4704

[PSickler@FarmersNational.com](mailto:PSickler@FarmersNational.com)

[www.FarmersNational.com/PaulSickler](http://www.FarmersNational.com/PaulSickler)



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# Property Information

## Property Location:

Farmland is located on the east edge of Rock Rapids. About one mile south of the Farm Service Agency office.

## Legal Description:

SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, EXCEPT a parcel described as the North 135 feet of the West 322 feet 8 inches of the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, and EXCEPT Parcel D in the SW1/4 of Section 3, T99N, R45W of the 5th PM, Lyon County, Iowa as shown by the Plat of Survey recorded in Plat Book 15, at Page 109 in the office of the Lyon County Recorder and EXCEPT Parcel E in the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 20, at Page 105 in the Office of the Lyon County Recorder, and EXCEPT Parcel F in the SW1/4 of Section 3, T99N, R45W of the 5th P.M., Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 21, at Page 98 in the Office of the Lyon County Recorder and EXCEPT Parcel G in the SW1/4 of Section 3, T99N, R45W of the 5th P.M. Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 21, at Page 102 in the Office of the Lyon County Recorder, EXCEPT Parcel H in the SW1/4 of Section 3, T99N, R45W of

the 5th P.M., Lyon County, Iowa, as shown by the Plat of Survey recorded in Plat Book 21, at Page 110 in the office of the Lyon County Recorder.

## Property Description:

Attention land buyers, developers, investors, farmers, and anyone interested in purchasing an extremely well located 116.06 acre unimproved parcel on the east edge of Rock Rapids.

## Farm Data:

Cropland	104.35 acres
Non-crop	5.31 acres
CRP	<u>6.4 acres</u>
Total	116.06 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	90 acres	133 bushels
Soybeans	24.8 acres	39 bushels

(Exact acres to be determined after reconstitution.)

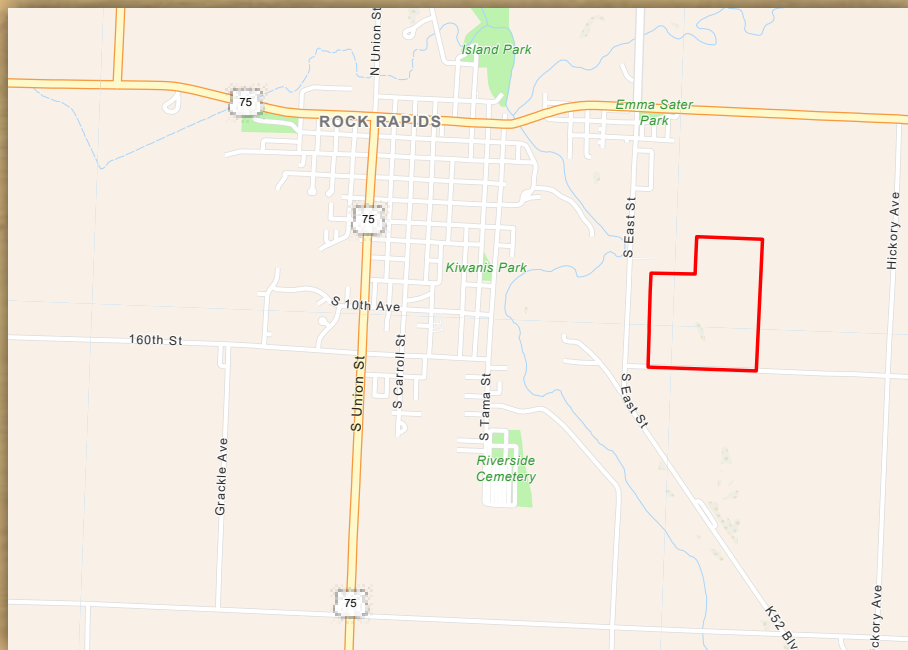
## CRP:

6.4 acres enrolled with an annual payment of \$2,052.00, expiring September 30, 2026.

## 2020 Taxes:

\$2,578.00

## Property Location Map

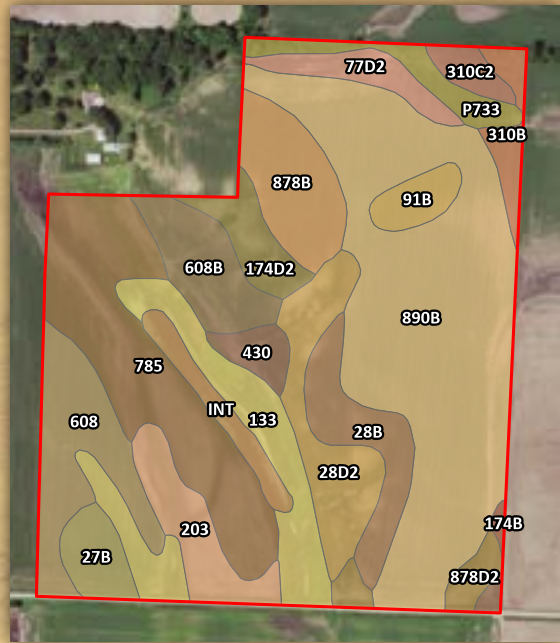




## Aerial Map



## Soil Map



Map Symbol	Name		Non-IRR LCC	CSR2 Acres
890B	Moody silty clay loam, loamy substratum, 2 to 5 percent slopes	Ile	70	34.2
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	Iiw	73	15.6
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	Iiw	78	9.7
608	Dempster silt loam, moderately deep, 0 to 2 percent slopes	Iis	40	7.8
28D2	Dickman fine sandy loam, 9 to 14 percent slopes, moderately eroded	Ive	8	6.9
878B	Ocheyedan loam, 2 to 5 percent slopes	Iie	84	6.1
28B	Dickman fine sandy loam, 2 to 5 percent slopes	IIIe	26	5.3
608B	Dempster silt loam, moderately deep, 2 to 5 percent slopes	Iie	35	5.1
203	Cylinder silty clay loam, deep, 0 to 2 percent slopes	I	60	4.7
174D2	Bolan loam, 9 to 14 percent slopes, moderately eroded	Ive	23	2.9
P733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	Iiw	78	2.8
77D2	Sac silty clay loam, loam substratum, 9 to 14 percent slopes, eroded	IIIe	61	2.7
27B	Terril loam, 2 to 5 percent slopes	Iie	86	2.6
INT	Intermittent water	---		2.5
310B	Galva silty clay loam, 2 to 5 percent slopes	Iie	95	2
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	Iiw	77	2
878D2	Ocheyedan loam, 9 to 14 percent slopes, moderately eroded	IIIe	53	2
91B	Pringhar silty clay loam, 2 to 5 percent slopes	Iie	95	2
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	IIIe	84	1.4
174B	Bolan loam, 2 to 5 percent slopes	Iie	55	0.2
TOTAL			60.8	118.5





# 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 Farmers National Company.

**Possession:** Possession will be granted at closing on November 10, 2021 or such other date agreed to by the parties. Subject to current lease.

**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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on November 10, 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 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 as one individual tract. All bids are open for advancement **starting Monday, October 4, 2021 at 8:00 AM until Wednesday, October 6, 2021 at 1:00 PM**, 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 five minutes of the auction ending will automatically extend the auction for five minutes from

the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five 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.

**Seller:** Van Gelder Revocable Trust dated October 6th, 2011.

## Online Bidding Procedure:

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Monday, October 4, 2021 at 8:00 AM.**

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