

# ONLINE AUCTION

**77± Acres, Cass County, Iowa**  
**Wednesday, October 27, 2021 • 2:00 PM**

## Highlights:

- Excellent opportunity to add acres to your farming operation or investment portfolio!
- Open tenancy for the 2022 crop year!
- Highly productive soils for consistent production!

L-2100654

## ONLINE BIDDING AVAILABLE!

**Bidding starts Monday, October 25, 2021, at 8:00 AM, with bidding closing Wednesday, October 27, at 2:00 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:**

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## Property Information

**Property Location:** From Wiota, Iowa, travel east on Highway 6 (White Pole Road) one half mile, turn north on 690th Street (County Road N28), travel north on 690th Street five miles, farm is on the east side of the highway, northeast of the intersection of 690th Street and Chicago Road.

**Legal Description:** NW1/4SW1/4, and NE1/4SW1/4 all lying west of Troublesome Creek in Section 10, Township 77 North, Range 35, West of the 5th P.M. in Cass County, Iowa, abstract to govern legal description

**Property Description:** Offering a very nice bottomland farm with an average CSR2 of 78.1 on the tillable acres! Well cared for farm that has been in the family for over 60 years! Farm sits off a paved road just a mile south of Interstate 80 Exit 64 for easy access to grain markets!

### Farm Data:

Cropland	64.71 acres
Non-crop	10.25 acres
R.O.W.	<u>2.04 acres</u>
Total	77.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	26.3 acres	155 bushels
Soybeans	30.0 acres	47 bushels

**2020 Taxes:** \$2,214



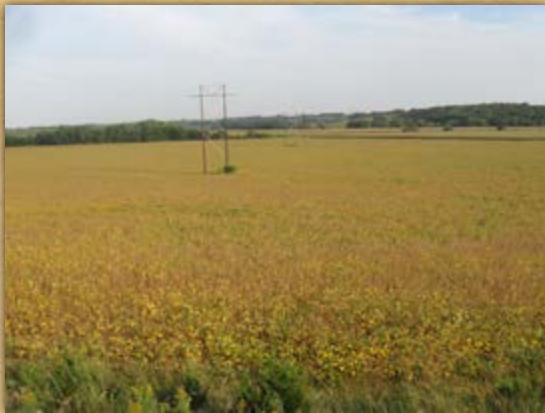
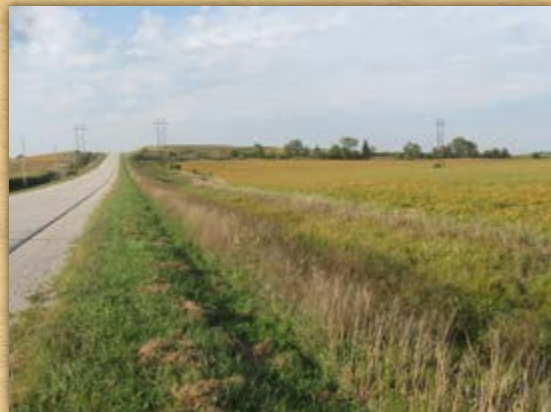
**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	0.1	0.1	91	1
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	0.3	0.37	59	3e
Z24E3	Shelby clay loam, deep loess, 14 to 18 percent slopes, severely eroded	6.5	8.38	32	6e
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	60.5	78.28	82	2w
2428	Ely-Colo, overwash-Mt. Sterling complex, 0 to 2 percent slopes	5.4	6.98	84	1
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.3	0.33	87	3e
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	4.3	5.56	81	2e
TOTALS		77.3	100%	77.83	2.27



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

**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 Cambridge Law Firm 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 Cambridge Law Firm 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 December 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 Cambridge Law Firm.

**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.

**Auction Sales:** The real estate will be offered in one 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.

**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):** Dawn to Dusk Farms

## Online Bidding Procedure:

**Bidding starts Monday, October 25, 2021, at 8:00 AM, with bidding closing on Wednesday, October 27, 2021, at 2:00 PM.**

**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.

All bids are open for advancement starting Monday, October 25, 2021, at 8:00 AM until Wednesday October 27, 2021, at 2:00 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes time frame. All decisions of Farmers National Company are final.

**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.