

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

73.18± Acres, Jasper County, Iowa
Friday, October 29, 2021 • 2:00 PM
Colfax Historical | 500 North Walnut Street, Colfax, Iowa

Highlights:

- High CSR2 of 77
- Great location on Highway 117
- Tama and Otley soils

L-2100662

ONLINE BIDDING AVAILABLE!

Starting Thursday, October 28, 2021, at 8:00 AM, with bidding concluding at the end of the live event.

To Register and Bid on this Auction, go to:
www.FNCBid.com



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Property Information

Property Location: One mile north of Prairie City, Iowa, on Highway 117 to S 68 Avenue W. The property lies on the west side of Highway 117 and the north side of S 68 Avenue W.

Legal Description: Section: 25 Township: 79 Range: 21SE SE EX Irreg. tract and SW SE all in Section 25: Township: 79 Range: 21
Parcels - 1125400002 and 1125400005

Property Description: Very well maintained and managed farm with established waterways and tile. Great location on Highway 117 north of Prairie City. Gentle rolling topography with Tama and Otley soils. Sellers will assign 2022 cash rent lease to Buyers upon closing. Buyers to receive 2022 cash rent revenue of \$18,250 paid in two payments. Contact agent for more details on the current lease.

Improvements: Grass waterways and tile, maps available upon request.

Farm Data:

Cropland	73.01 acres
Non-crop	<u>.17 acres</u>
Total	<u>73.18 acres</u>

FSA Information:

	<u>Base</u>	<u>Yield PLC</u>
Corn	42.9 acres	147 bushels
Soybeans	28.5 acres	50 bushels

Taxes: \$2,814

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.8	11.91	35	3e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.8	3.76	77	2w
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	7.6	10.32	62	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.2	12.48	79	2w
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.1	0.14	55	3e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	33.2	45.19	87	3e
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	0.1	0.07	30	4e
281B	Otley silty clay loam, 2 to 5 percent slopes	11.9	16.13	91	2e
TOTALS		73.5	100%	77.41	2.68



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 13, 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 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 Farmers National Company.

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

Closing: The sale closing will be December 13, 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.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 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): Harold Wilson Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Online bidding starts **Thursday, October 28, 2021, at 8:00 AM**, with bidding concluding at the end of the live auction.

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.