

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

158.99± Acres, Union County, Iowa
Wednesday, November 10, 2021 • 10:00 AM
Lorimor Community Center | 503 Main Street, Lorimor, Iowa

L-2100677

Highlights:

- Offered in two individual tracts
- Both tracts have above county average CSR2
- Considerable conservation work performed on tract one
- Both tracts would make good add on farms

ONLINE BIDDING AVAILABLE!

Starts Monday, November 8, 2021 at 8:00 AM

Closes Wednesday, November 10, 2021 at close of live event

To Register and Bid on this Auction, go to:

www.FNCBid.com



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For additional information, please contact:

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Property Information

Property Location:

- **Tract 1:** From Lorimor, Iowa take Highway 169 north one mile to 110th Street. Take 110th Street west one and a half miles to Unicorn Avenue to the southwest corner of farm. Tract one lies to the north of 110th Street and east of Unicorn Avenue.
- **Tract 2:** From intersection of Unicorn Avenue and 110th Street take Unicorn Avenue north one mile to Madison/Union Avenue. Take Madison/Union west one mile to the northwest corner of farm. Farm lies to the south of Madison/Union Avenue.

Legal Description:

- **Tract 1:** 65.42 acres in the SE1/4 section 4 T73N R28W
- **Tract 2:** 92.87 acres located in the NE1/4 section 5 T73N R28W Union County Iowa

Property Description: 158 acres located on north central Union County. Above average soils on both farms. Considerable conservation work on tract one. Located in a good farming area with many choices for excellent operators. These will be offered as two separate tracts and not combined as one unit. Both are of a size that will be attractive for a first time purchase or as an add on farm to you current operation.

Farm Data:

- **Tract 1**

Cropland	58.54 acres
Other	<u>6.88 acres</u>
Total	65.42 acres
- **Tract 2**

Cropland	74.90 acres
Other	<u>17.97 acres</u>
Total	92.87 acres

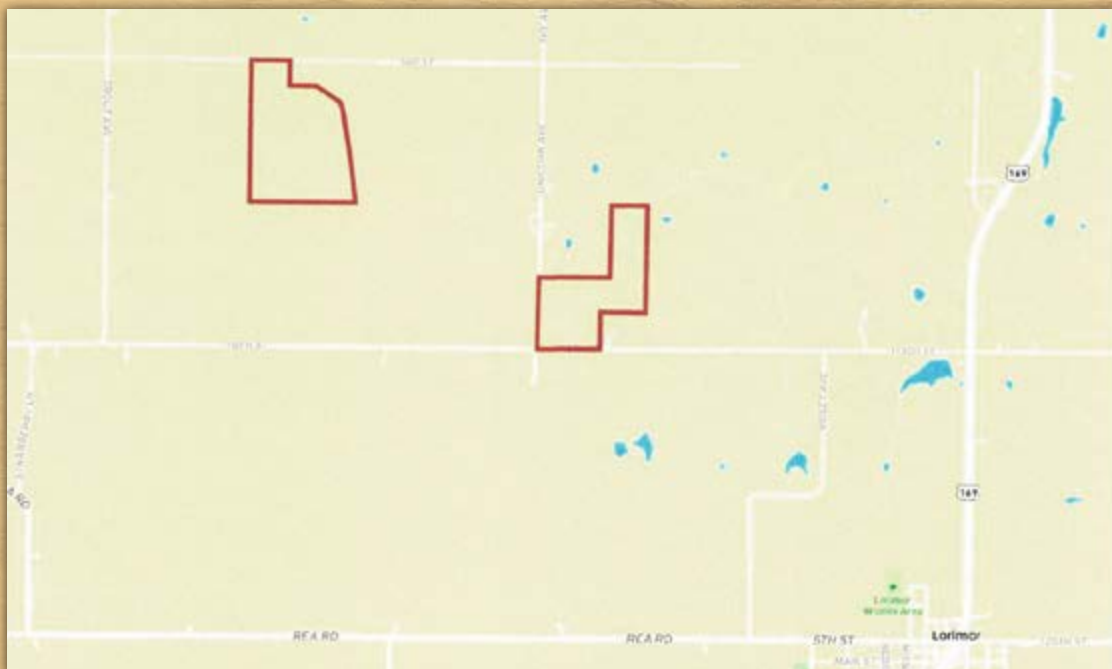
FSA Information:

• Tract 1	Base	Yield
Corn	28.59 acres	128 bushels
Soybeans	28.59 acres	39 bushels

• Tract 2	Base	Yield
Corn	74.80 acres	112 bushels

Taxes:

- **Tract 1:** \$1,326
- **Tract 2:** \$1,750



Tract 1 Aerial Photo



Tract 1 Soil Map



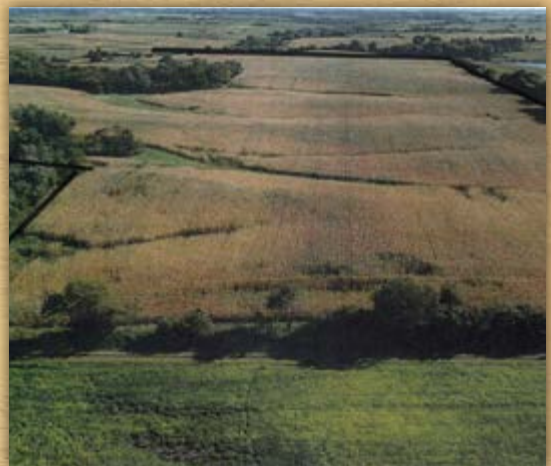
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCP	CAP
3696	Mackaburg silty clay loam, 2 to 5 percent slopes	15.29	23.3	89.0	86	2w
Y118	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	10.81	16.37	80.0	87	2w
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	10.4	15.75	59.0	75	3w
222C2	Clarks silty clay loam, 5 to 9 percent slopes, moderately eroded	10.19	15.43	28.0	54	4w
371C	Nix-Sharpsburg silty clay loams, 5 to 9 percent slopes	9.81	14.85	68.0	95	3e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	5.47	8.29	49.0	76	3e
379C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.76	4.18	81.0	92	3e
Y83D2	Shelby-Adler clay loams, dissected till plain, 9 to 14 percent slopes, eroded	0.63	0.95	35.0	69	3e
303	Wintersel silty clay loam, 0 to 2 percent slopes	0.58	0.88	63.0	80	2w
TOTALS		66.05*	100%	69.02	80.49	2.75

(* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCP	CAP
371C	Nix-Sharpsburg silty clay loams, 5 to 9 percent slopes	29.72	32.77	88.0	95	3e
222C2	Clarks silty clay loam, 5 to 9 percent slopes, moderately eroded	19.19	21.16	28.0	54	4w
3696	Mackaburg silty clay loam, 2 to 5 percent slopes	15.88	17.51	89.0	88	2e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	11.71	12.91	49.0	76	3e
Y118	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	7.87	8.46	80.0	87	2w
822C2	Linton silty clay loam, 5 to 9 percent slopes, eroded	4.51	4.87	32.0	62	3e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	1.3	1.43	59.0	75	3w
3709	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.42	0.46	91.0	93	2e
303	Mackaburg silty clay loam, 0 to 2 percent slopes	0.3	0.33	93.0	88	1
TOTALS		90.69*	100%	66.61	80.02	2.94

(* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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 including the farmstead 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 on January 4, 2022 or such other date agreed to by the parties.

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

Closing: The sale closing will be January 4, 2022, 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 in two individual 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 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): RENKEN LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Online bidding available!

Starting Monday, November 8, 2021 at 8:00 AM.

Bidding closes on Wednesday, November 10, 2021, at the close 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.



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