

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

87.22± Acres, Washington County, Iowa
Friday, November 19, 2021 • 10:00 AM
Wooden Wheel Winery | 1179 Highway 92, Keota, Iowa

L-2100685

Highlights:

- Whole farm average CSR2 of 84.5, well above county average
- Entire farm classified as NHEL
- Located in an excellent row crop production area

ONLINE BIDDING AVAILABLE!

Bidding starts, Wednesday, November 17, 2021, at 8:00 AM
Closes Friday, November 19, 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:

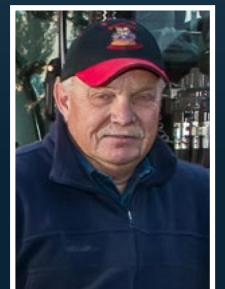
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Property Information

Property Location: From Keota, Iowa, take County Road V15 (Washington/Keokuk Road) north one mile and then east three miles to Dogwood Avenue. Take Dogwood south a quarter mile to 192nd Place then east on 192nd Place to the northwest corner of the farm. Farm lies to the south of 192nd Place.

Legal Description: SE1/4 of the NW 1/4 and the NE1/4 of the SW1/4 more or less in section 22 T76N R9W. Exact legal per abstract as described in surveys recorded in book 16 page 271 and book 17 page 166 Washington County, Iowa Recorders Office.

Property Description: Nice laying productive row crop farm in northwestern Washington County, Average CSR2 of 84.5. Lease is open for 2022 crop year. Opportunity to purchase a good add on unit or first time purchase.

Farm Data:

Cropland	79.20 acres
Other	<u>8.02 acres</u>
Total	87.22 acres

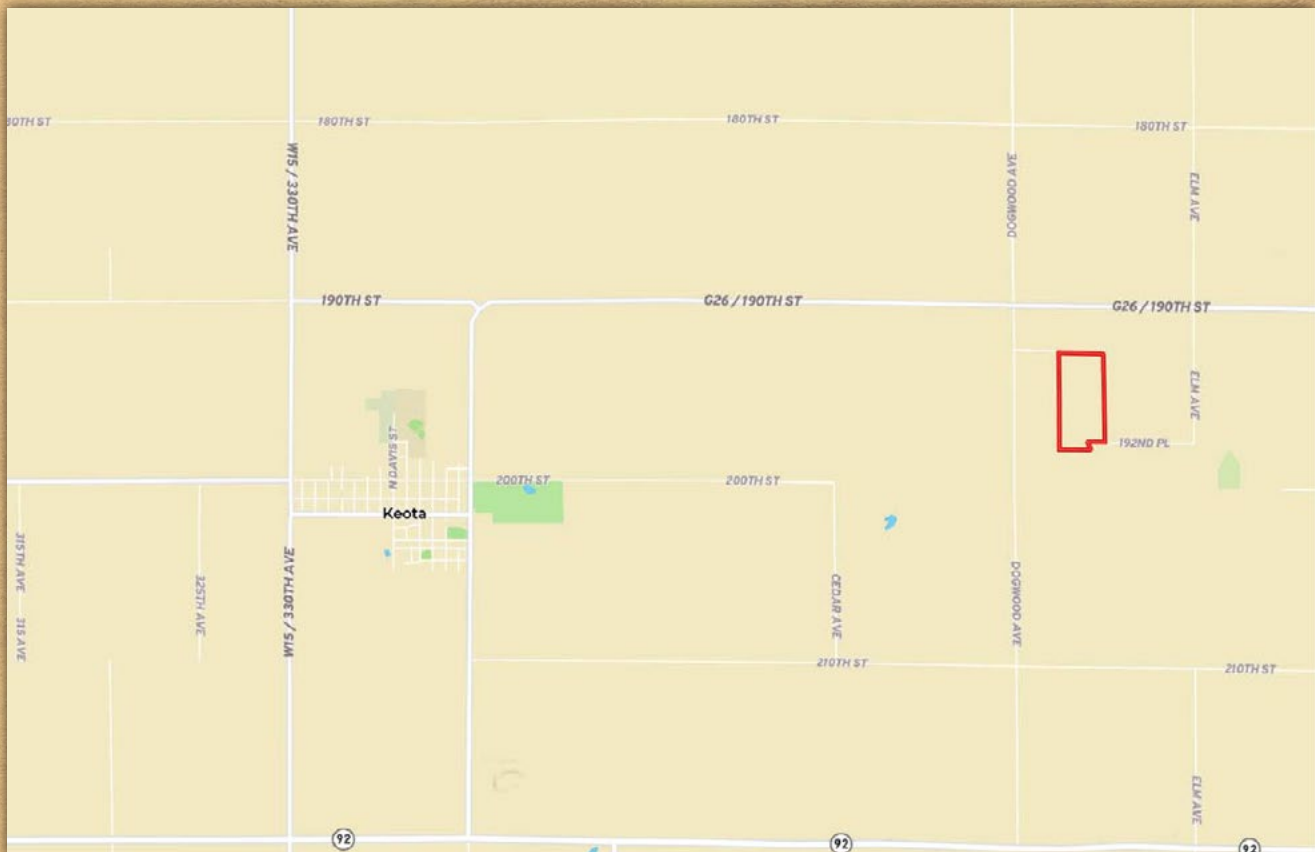
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	47.5 acres	156 bushels
Soybeans	27.0 acres	44 bushels

Taxes: \$2,596



Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
280	Mahaska silty clay loam, 0 to 2 percent slopes	26.83	31.78	94.0	87	1
279	Taintor silty clay loam, 0 to 2 percent slopes	22.0	26.06	83.0	84	2w
570B	Nira silty clay loam, 2 to 5 percent slopes	17.9	21.2	81.0	98	2e
281B	Otley silty clay loam, 2 to 5 percent slopes	7.83	9.27	91.0	89	2e
76B	Ladoga silt loam, 2 to 5 percent slopes	5.66	6.7	86.0	93	2e
222C3	Clarinda silty clay loam, 5 to 9 percent slopes, severely eroded	3.91	4.63	33.0	51	6e
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.3	0.36	11.0	59	4e
281B2	Otley silty clay loam, 2 to 5 percent slopes, eroded	0.01	0.01	88.0	82	3e
TOTALS		84.43(*)	100%	84.45	87.38	1.87



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 December 21, 2021 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 December 21, 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 in one individual 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.

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): Andrea and Philip Randall

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Bidding starts November 17, 2021, at 8:00 AM
Bidding closes on Friday, November 19, 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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