

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

99.61± Acres, Winneshiek County, Iowa

Monday, November 15, 2021 at 10:00 AM

Ridgeway Community Center
690 County Street | Ridgeway, Iowa

Tract 1

Highlights:

- Offered in two tracts, possible building sites on each tract
- On hard surface road and open for new operator in 2022
- Combination of tillable and pasture land with stream for watering livestock

L-2200005

ONLINE BIDDING AVAILABLE!

Starting Friday, November 12, 2021 at 8:00 AM

Closing Monday, November 15, 2021 at 10:00 AM

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 Ridgeway, go three quarters mile north on W14; property is on the west side of the road.

Legal Description: The Northeast Quarter of the Northeast Quarter of Section 14, Township 98 North, Range 10 West of the 5th P.M., Winneshiek County, Iowa AND Lot 1 of the Danielson Subdivision, said subdivision in the Northeast Quarter of Section 14, Township 98 North, Range 10 West of the 5th P.M., Winneshiek County, Iowa

Property Description: Access good for both tracts; not far from Decorah. Income property along with hard to find building site potentials.

Farm Data:

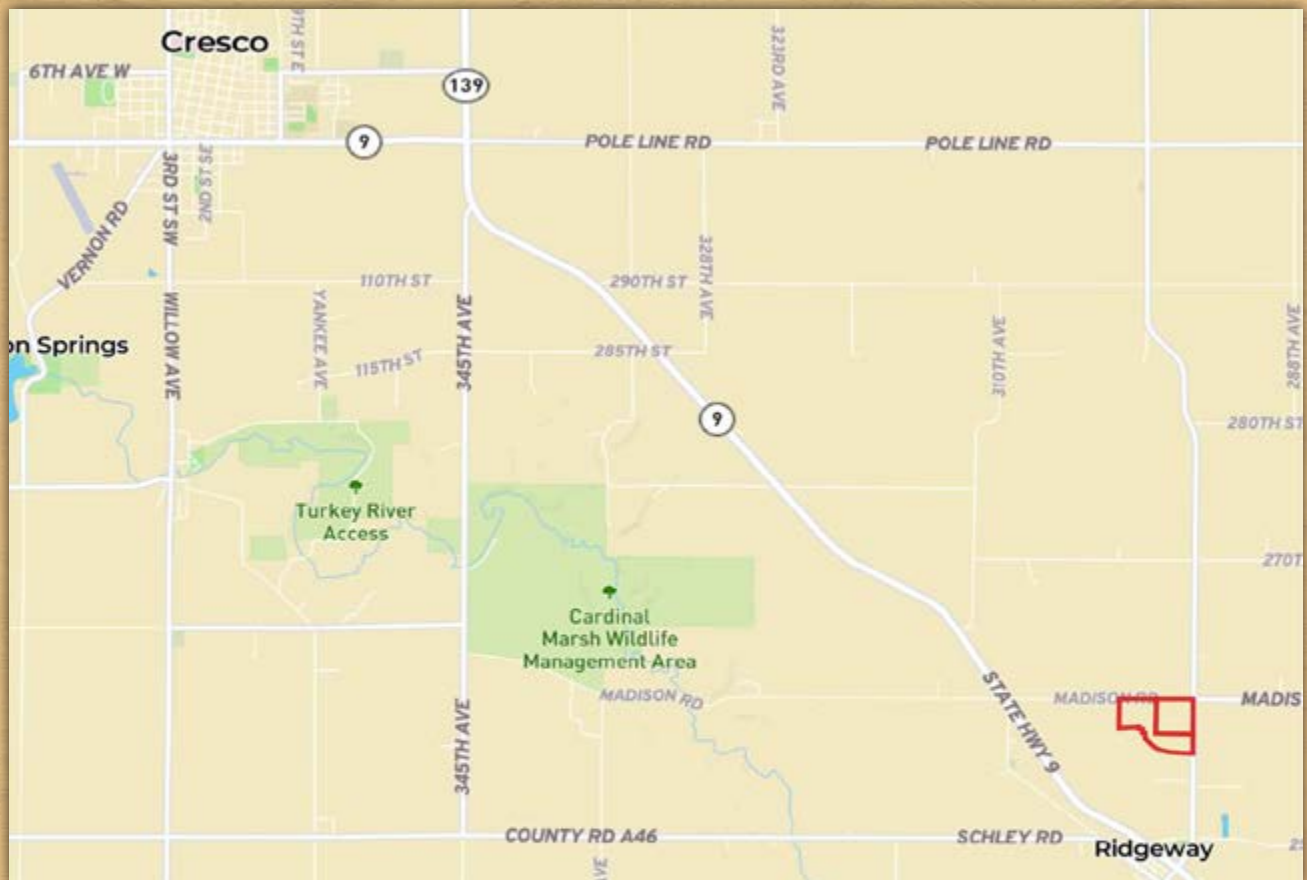
• Tract 1	
Cropland	24.80 acres
Non-crop	<u>15.18 acres</u>
Total	39.98 acres
• Tract 2	
Cropland	42.27 acres
Non-crop	<u>17.36 acres</u>
Total	59.63 acres

FSA Information:

• Tract 1		Yield
Corn		143 bushels
Soybeans		57 bushels
• Tract 2		Yield
Corn		143 bushels
Soybeans		57 bushels

Property Taxes:

- Tract 1: \$890
- Tract 2: \$1,206



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	NCCPI	CAP
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	10.81	45.12	77.0	77	2w
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.86	20.28	65.0	88	2w
84	Clyde silt loam, 0 to 3 percent slopes	4.61	19.24	88.0	81	2w
512C	Marlean loam, 5 to 9 percent slopes	1.62	6.76	54.0	67	4e
814B	Rockton loam, 2 to 5 percent slopes	1.08	4.51	52.0	64	2e
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	0.65	2.71	33.0	62	6e
512B	Marlean loam, 2 to 5 percent slopes	0.33	1.38	62.0	68	3e
TOTALS		23.96(*)	100%	72.6	78.21	2.26

(*) 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	CPI	NCCPI	CAP
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.28	22.26	65.0	0	88	2w
302C	Coggon silt loam, 5 to 9 percent slopes	7.72	18.52	62.0	0	93	3e
512D2	Marlean loam, 9 to 14 percent slopes, moderately eroded	6.11	14.86	33.0	0	62	6e
512C	Marlean loam, 5 to 9 percent slopes	4.73	11.35	54.0	0	67	4e
582C	Kasson loam, 5 to 9 percent slopes	3.29	7.89	69.0	0	80	3e
806C2	Whalan silt loam, 5 to 9 percent slopes, moderately eroded	2.96	7.1	39.0	0	53	3e
84	Clyde silt loam, 0 to 3 percent slopes	2.09	5.01	88.0	0	81	2w
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	1.68	4.03	77.0	0	77	2w
235	Turlin-Coland complex, 0 to 3 percent slopes, occasionally flooded	1.1	2.64	85.0	0	92	2w
1763E2	Fayette-Exette complex, 14 to 18 percent slopes, moderately eroded	0.92	2.21	44.0	0	77	4e
914D	Winneshek loam, 9 to 14 percent slopes	0.64	1.54	11.0	0	57	4e
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	0.57	1.37	51.0	0	85	3e
482B	Racine loam, 2 to 5 percent slopes	0.44	1.06	76.0	4.7	66	2e
198B	Floyd loam, 1 to 4 percent slopes	0.08	0.19	89.0	0	85	2w
582C2	Kasson loam, 5 to 9 percent slopes, eroded	0.07	0.17	66.0	0	76	3e
TOTALS		41.69(*)	100%	57.8	0.05	77.89	3.24

(*) 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 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 on December 16, 2021, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% 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 **Elwood, O'Donohoe, Braun & White LLP** the closing agent.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with **Elwood, O'Donohoe, Braun & White LLP** 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 will close on December 16, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing by wire transfer funds at the discretion of **Elwood, O'Donohoe, Braun & White LLP** the closing agent.

Sale Method: The real estate will be offered in two 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 the Auction 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: Carlton & Cynthia Kjos

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Starts on Friday, November 12, 2021, at 8:00 AM
Bidding closes on Monday, November 15, 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.

