

SIMULCAST PUBLIC AND ONLINE LAND AUCTION

157± Acres, Humboldt County, Iowa

Tuesday, November 16, 2021 • 10:00 AM

Gilmore City Community Center | 310 Gilmore Street, Gilmore City, Iowa

Highlights:

- Highly productive cropland with a CSR2 rating of 86.2.
- Located in an aggressive agriculture area close to grain markets.
- Very well cared for farm.

L-2200006

ONLINE BIDDING AVAILABLE!

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: Intersection of Colorado Avenue and 190th Street, three miles north and one mile east of Gilmore City, Iowa.

Legal Description: The Northeast 1/4 of Section 20, Township 92 North, Range 30 West of the 5th P.M., Humboldt, County, Iowa except a 3.08-acre parcel and easement.

Property Description: Highly productive 157± acres with excellent soils and good drainage.

Farm Data:

Cropland	148.96 acres
Non-crop	<u>8.04 acres</u>
Total	157.00 acres

FSA Information: Farm #7982

	<u>Base</u>	<u>Yield</u>
Corn	147.81 acres	144 bushels

Taxes: \$5,226



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	51.22	34.23	84.0	91.8	82	2w
107	Webster clay loam, 0 to 2 percent slopes	38.85	25.96	86.0	92.74	83	2w
138B	Clarion loam, 2 to 6 percent slopes	29.26	19.55	89.0	94.1	85	2e
55	Nicollet clay loam, 1 to 3 percent slopes	28.8	19.25	89.0	97.85	82	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.5	1.0	59.0	86.9	75	3w
TOTALS		149.63(*)	100%	86.21	93.61	82.78	1.82

(*) 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 on December 18, 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 Brinton, Bordwell & Johnson 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 Brinton, Bordwell & Johnson 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 both.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be December 18, 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 Brinton, Bordwell & Johnson Law Firm.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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): RHB 8 Farm, LLC

Auctioneer: Chad Bals

Online Simultaneous Bidding Procedure:

Online Bidding Available!

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.

