

ONLINE AUCTION

199.43+/- Acres • Winneshiek County, Iowa

Parcel 3

Parcel 2

Parcel 1

Highlights:

- On hard surface road only three and half miles north of Luther College turnoff
- Offered in four separate parcels with building potential
- Buyer to receive land rent income for 2022

L-2200055

Online bidding starts Friday, November 26, 2021 • 8:00 AM
Bidding closes Tuesday, November 30, 2021 • 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: Go three and a half miles on Highway 52 from the north edge of Decorah and property will be on the east and west side of the road.

Legal Description: Long legal on file. Exact legals for each of four land parcels to be determined by survey. Contact agent for details.

Property Description: Hard to find land with building site potentials. Close to Decorah on hard surface road. Buyer to receive rent for 2022.

Farm Data:

- **Parcel 1:** 56.57 acres
- **Parcel 2:** 51.21 acres
- **Parcel 3:** 25.86 acres
- **Parcel 4:** 65.79 acres

FSA Information:

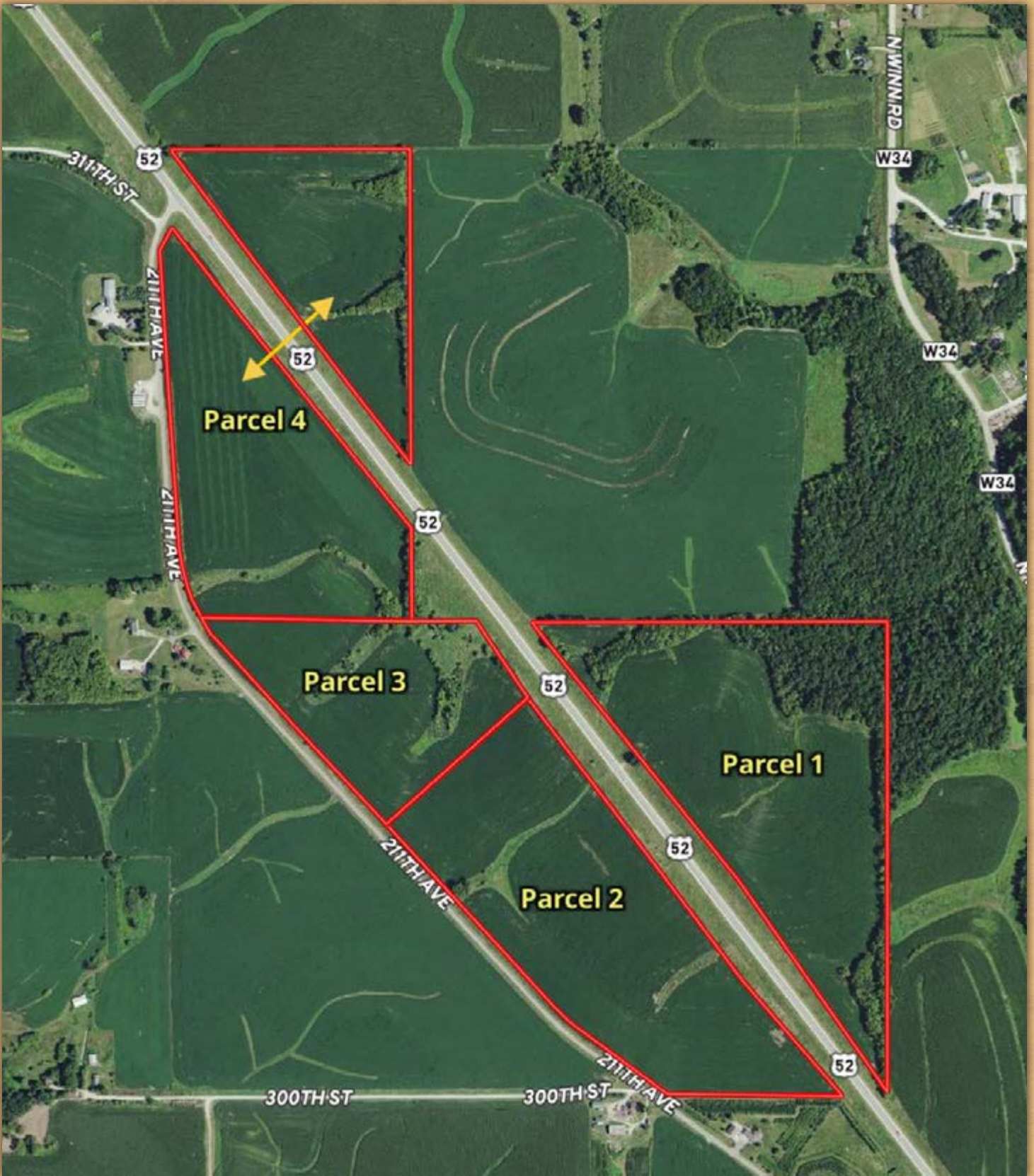
• Parcel 1	Base	Yield
Corn	TBD acres	142 bushels
Soybeans	TBD acres	39 bushels
• Parcel 2	Base	Yield
Corn	TBD acres	142 bushels
Soybeans	TBD acres	39 bushels
• Parcel 3	Base	Yield
Corn	TBD acres	142 bushels
Soybeans	TBD acres	39 bushels
• Parcel 4	Base	Yield
Corn	TBD acres	142 bushels
Soybeans	TBD acres	39 bushels

2020 Taxes: \$5,570 (1, 2, 3, 4 split TBD)

Property Location Map



All Parcel Map



To view the Parcel maps, please visit: www.FarmersNational.com

Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

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 Farmers National Company.

Possession: Possession will be granted at closing on December 21, 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 bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Meyer, Lorentzen, & Nelson Trust Account.

ConParcel and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate conParcel and deposit with Meyer, Lorentzen, & Nelson Trust Account, the required earnest payment. The Seller will provide a current absParcel of title at their expense. The cost of any escrow closing services will be paid by the Seller. Sale is not contingent upon Buyer financing.

Closing: The sale closing is on December 21, 2021 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Meyer, Lorentzen, & Nelson.

Sale Method: The real estate will be offered as four parcels. All bids are open for advancement **starting Friday, November 26, 2021, at 8:00 AM until Tuesday, November 30, 2021, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company 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 Farmers National 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 Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National 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.

Sellers: Hazel Stortz Revocable Trust

Online Bidding Procedure:

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Friday, November 26, 2021 at 8:00 AM,
Bidding will close on
Tuesday, November 30, 2021 at 10:00 AM.**

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All bids on the Parcel 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.