

LAND AUCTION

72.33+/- Acres, Ida County, Iowa
Monday, December 20, 2021, at 10:30 AM
Ida Grove Golf & Country Club
200 East 2nd Street, Ida Grove, Iowa

Highlights:

- Well cared for and clean farm
- Easy access with close proximity to multiple grain outlets
- Excellent producing farm

Property Location: From the intersection of Highways 59 and 175, travel three and a half miles north on Highway 59 and a half mile east on 210th Street. You are at the northwest corner of the farm. The farm lies on the south side of 210th Street and is bordered by Indian Avenue along the east side.

Legal Description: N1/2 NE1/4, except a 7.67 acre parcel (farmstead) that has been surveyed, Section 33-T88N-R40 West of the 5th PM



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For additional information, please contact:

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Property Information

Property Description: Very productive Ida County grain farm located near Ida Grove. Easy access with close proximity to excellent grain outlets. Convenient sized farm makes for an easy “add-on” to any operation.

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 34.5 acres | 180 bushels |
| Soybeans | 32.6 acres | 57 bushels |

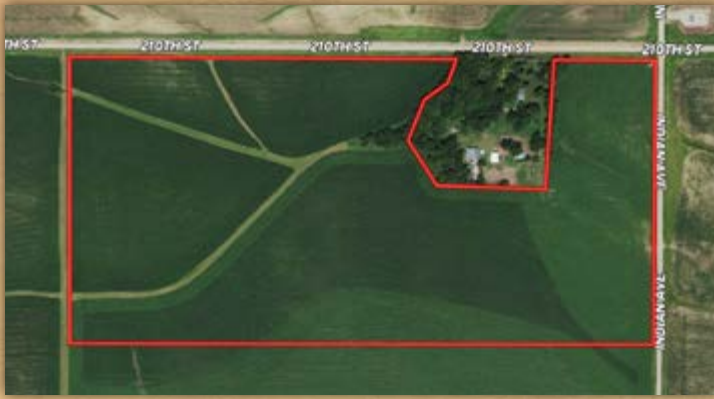
Taxes: \$1,812

Farm Data:

| | |
|----------|-------------------|
| Cropland | 69.20 acres |
| Non-crop | 1.09 acres |
| Waterway | <u>2.04 acres</u> |
| Total | 72.33 acres |



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | NCCPI | CAP |
|-----------|---|----------|-------|------|-------|------|
| 310D2 | Galva silty clay loam, 9 to 14 percent slopes, eroded | 20.99 | 30.19 | 57.0 | 66 | 3e |
| 11B | Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded | 18.57 | 26.71 | 80.0 | 86 | 2w |
| 310C | Galva silty clay loam, 5 to 9 percent slopes | 18.45 | 26.54 | 87.0 | 78 | 3e |
| 100D | Monona silty clay loam, 9 to 14 percent slopes | 4.4 | 6.33 | 64.0 | 80 | 3e |
| 310C2 | Galva silty clay loam, 5 to 9 percent slopes, eroded | 3.0 | 4.32 | 84.0 | 69 | 3e |
| 1D | Ida silt loam, 9 to 14 percent slopes | 1.7 | 2.45 | 41.0 | 82 | 3e |
| 310B | Galva silty clay loam, 2 to 5 percent slopes | 1.16 | 1.67 | 95.0 | 76 | 2e |
| 5040 | Udorthents, loamy | 0.93 | 1.34 | 5.0 | - | - |
| 8C | Judson silty clay loam, deep loess, 5 to 9 percent slopes | 0.32 | 0.46 | 87.0 | 91 | 3e |
| TOTALS | | 69.52(*) | 100% | 72.4 | 75.33 | 2.71 |

(*) 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 January 20, 2022, or such other date agreed to by the parties. Subject to current lease.

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 Sullivan & Ward 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 Sullivan & Ward 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 both. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be January 20, 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 Sullivan & Ward.

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 tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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): Archie C Clutter

Auctioneer: Joel Ambrose

