

# SIMULCAST AUCTION

144.58± Acres, Benton County, Iowa

Thursday, January 27, 2021 • 10:00 AM

Dysart Community Building | 601 Wilson Street, Dysart, Iowa

L-2200108

## Highlights:

- Well maintained farm located in an excellent row crop area
- Whole farm average CSR2 of 91.3, well above Benton county average
- High percent tillable farm

## ONLINE BIDDING AVAILABLE!

Bidding starts, Tuesday, January 25, 2022, at 8:00 AM

Closes Thursday, January 27, 2022 at close of live event

To Register and Bid on this Auction, go to:

[www.FNCBid.com](http://www.FNCBid.com)



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For additional information, please contact:

Jon Peterson, Agent

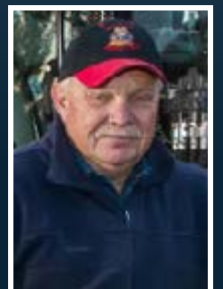
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# Property Information

**Property Location:** From Dysart, Iowa, take State Highway 8 east four miles to 14th Avenue. Take 14th Avenue north two miles to 56th Street at northeast corner of farm. Farm lies to the west of 14th Avenue and to the south of 56th Street.

**Legal Description:** N1/2 of the NE fractional 1/4 of section 3 T85N R12W except for parcel B and the S1/2 of the NE fractional 1/4 of section 3 T85N R12W except for parcel A, exact legal per abstract

**Property Description:** Excellent row crop farm in northwest Benton County that shows excellent care. Farm has an average CSR2 of 91.3 consisting of Tama, Muscatine, Dinsdale, Kenyon, Colo-Ely soils. There is a cash lease in place for the 2022 crop year. The Buyer will receive all of the 2022 cash rent income. Here is an opportunity to purchase a high CSR and very high percent tillable farm. Half acre enrolled in CRP through 2031 at \$300 per acre. Buyer will receive all of the 2022 CRP payment.

## Farm Data:

Cropland	142.36 acres
CRP	.53 acres
Other	<u>1.69 acres</u>
Total	144.58 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Oats	1.77 acres	49 bushels
Corn	120.52 acres	160 bushels
Soybeans	9.93 acres	52 bushels

**CRP:** A half acre enrolled through September 30, 2031. Annual payment of \$300 per acre.

**Taxes:** \$4,540

## Property Location Map





## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	74.34	50.64	95.0	0	98	2e
11B	Colo-Ely complex, 0 to 5 percent slopes	49.51	33.73	86.0	0	92	2w
120C	Tama silty clay loam, 5 to 9 percent slopes	12.21	8.32	90.0	0	93	3e
83B	Kenyon loam, 2 to 5 percent slopes	4.41	3.0	90.0	97	91	2e
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.19	1.49	95.0	0	96	2e
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.18	1.49	90.0	0	87	3e
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.95	1.33	94.0	0	89	2e
TOTALS		146.79(*)	100%	91.31	2.91	95.04	2.1

(\*) 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 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 March 15, 2022 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 March 1, 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 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):** Cheryl Pilkington

**Auctioneer:** Joel Ambrose

### Online Bidding Procedure:

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**Bidding closes on Thursday, January 27, 2022, at the close of the live auction.**

**To register and bid on this auction go to:**  
**[www.FNCBid.com](http://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.

**Note:** Snow date of Friday, January 28, 2022 at Dysart Community Center.

