

SIMULCAST AUCTION

235.6± Acres, Clarke County, Iowa

Monday, February 14, 2022 • 10:00 AM

Murray Community Center | 416 Maple Street, Murray, Iowa
Offered in Two Individual Tracts!

Highlights:

- Great southern Iowa property located in Southwest Clarke County
- High percent of income producing acres
- Recreational opportunities
- Heavily-wooded timber draws and ponds
- Consider opting-out of CRP Contract at reasonable buyout

L-2200127



ONLINE BIDDING AVAILABLE!

Starting Thursday, February 10, 2022 at 8:00 AM, with bidding concluding at the end of live event.

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:

Tract 1: From Hopeville, Iowa, travel one-half mile west on Doyle Street to the property.

Tract 2: From Hopeville, Iowa, travel one-half mile south on 110th Avenue to the property on west side of road.

The tracts are located catty-cornered from each other along Doyle Street.

Legal Description:

Tract 1: South Half of Northwest Quarter (S1/2 NW1/4), and East 156.52 rods of the North Half of the Northwest Quarter (N1/2 NW1/4) of Section Nineteen (19) Township Seventy-one (71) North - Range Twenty-Seven (27) West of the 5th P.M.

Tract 2: North Half of Southeast Quarter (N1/2 SE1/4) (except tract in NW corner NWSE) Section Nineteen (19) Township Seventy-one (71) North - Range Twenty-Seven (27) West of the 5th P.M.

Property Description: Great southern Iowa property located in Southwest Clarke County with high percent of income producing acres. Recreational opportunities with non-crop areas, various cover, and abundant food sources. Heavily-wooded timber draws and ponds. If you would rather row crop then consider opting-out of CRP Contract at reasonable buyout.

Farm Data:

Tract 1:

Non-crop	16.89 acres
CRP	120.61 acres
Timber	<u>21.80 acres</u>
Total	159.30 acres

Tract 2:

Non-crop	11.94 acres
CRP	<u>64.36 acres</u>
Total	76.30 acres

FSA Information:

	Base	Yield
Corn	9 acres	94 bushels

Subject to reconstitution if tracts sell separate

CRP:

Tract 1: 120.61 acres enrolled in the CRP program expiring September 30, 2030. Annual payment of \$13,991.

Tract 2: 64.36 acres enrolled in the CRP program expiring September 30, 2030. Annual payment of \$7,466.

2021-2022 Taxes:

Tract 1: \$2,318

Tract 2: \$992

Auction Location: Murray Community Center



Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	34.6	21.97	23.0	0	64	6e
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	31.79	20.19	62.0	0	78	3e
362	Haig silt loam, 0 to 2 percent slopes	21.65	13.75	83.0	0	77	2w
364B	Grundy silty clay loam, 2 to 5 percent slopes	17.58	11.16	72.0	0	81	2e
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	16.09	10.22	11.0	0	65	4e
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	14.28	9.07	8.0	0	52	4e
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.48	5.38	5.0	0	58	4e
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	4.17	2.65	77.0	0	81	2e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.99	1.26	28.0	0	54	4w
211	Edina silt loam, 0 to 2 percent slopes	1.6	1.02	59.0	0	72	3w
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.46	0.93	6.0	0	61	4e
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.43	0.91	62.0	0	71	3e
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	1.26	0.8	31.0	0	57	3e
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.01	0.64	32.0	0	70	4e
W	Water	0.1	0.06	-	0	-	-
TOTALS		157.49(*)	100%	43.2	-	69.58	3.66

(*) 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 Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	20.37	26.9	11.0	0	65	4e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	19.2	25.35	28.0	0	54	4w
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	13.34	17.62	62.0	0	78	3e
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	10.74	14.18	77.0	0	81	2e
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.18	5.52	72.0	0	81	2e
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.14	4.15	32.0	0	70	4e
822C2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	2.49	3.29	31.0	0	57	3e
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.53	2.02	31.0	0	58	4w
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.56	0.74	66.0	0	82	3e
W	Water	0.14	0.18	-	0	-	-
362	Haig silt loam, 0 to 2 percent slopes	0.03	0.04	83.0	0	77	2w
TOTALS		75.73(*)	100%	39.37	-	67.46	3.39

(*) 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 Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Auction Company.

Possession: Possession will be granted at closing on March 30, 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 Farmers National Company Iowa 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 Sellers 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 March 30, 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.

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 and difference between the advertised and actual surveyed acres.

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 Sellers.

Auction Sales: The real estate will be offered as two individual tracts. 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 Sellers. All decisions of the Auctioneer are final.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither the Auction Company nor the Sellers 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 Sellers 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: GTG Partners

Auctioneer: Joel Ambrose

Online Bidding Procedure:

Online Bidding Begins Thursday, February 10, 2022 at 8:00 AM and closes on Monday, February 14, 2022, 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.