

# SIMULCAST AUCTION

**156± Acres, Hancock County, Iowa**  
**Monday, March 7, 2022 at 10:30 AM**  
**Wesley Community Center | Wesley, Iowa**

## Highlights:

- Excellent, high producing soils
- Well-cared for farm
- Easy access and farmibility

L-2200174

## ONLINE BIDDING AVAILABLE!

**Starting Wednesday, March 2, 2022 at Noon**  
**Closing Monday, March 7, 2022 at the end of**  
**the live event**

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



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# Property Information

**Property Location:** From the intersection of Highways 17 and 18, travel one mile east on Highway 18, where you intersect Birch Avenue. This puts you at the southwest corner of the farm.

**Legal Description:** SW1/4 Section 29-T96-R26, except a parcel further described as Highway 18 ROW

**Property Description:** Extremely appealing, highly productive, Hancock County farm that is nearly all tillable, has excellent soils, located near several grain outlets, is easily accessed from Highway 18 or Birch Avenue, and the purchaser will receive 100% of the 2022 cash rental payment!

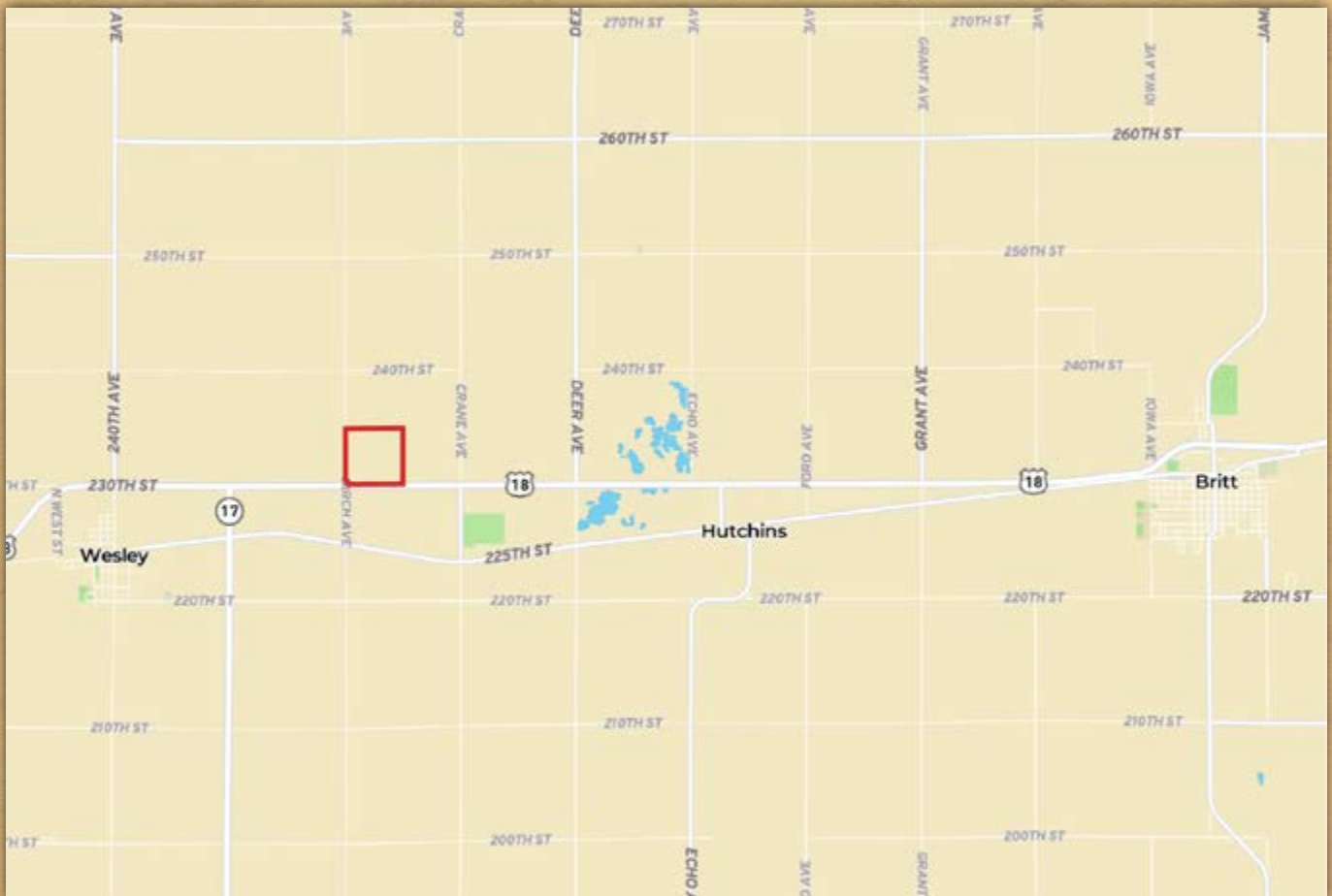
## Farm Data:

Cropland	152.53 acres
Non-crop	<u>3.47 acres</u>
Total	156.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	77.3 acres	175 bushels
Soybeans	74.6 acres	49 bushels

**Taxes:** \$3,698





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	68.05	44.21	89.0	98	82	1
107	Webster clay loam, 0 to 2 percent slopes	62.34	40.5	86.0	93	83	2w
507	Canisteo clay loam, 0 to 2 percent slopes	14.46	9.39	84.0	92	82	2w
95	Harps clay loam, 0 to 2 percent slopes	5.62	3.65	72.0	90	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.45	2.24	59.0	87	75	3w
TOTALS		153.93(*)	100%	86.02	94.87	82.24	1.58

(\*) 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 May 6, 2022, or such other date agreed to by the parties. Subject to current lease. Current lease shall be assigned to Purchaser. Lease terms are \$21,266.00 due March 1, 2022 (credit to be received at closing) and \$21,266.00 due October 1, 2022.

**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 May 6, 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.

**Auction Sales:** The real estate will be offered as 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):** Richard and Elizabeth Leighton

**Auctioneer:** Joel Ambrose

**Online Bidding Procedure:**

**Starts on Wednesday, March 2, 2022, at Noon.**

**Bidding closes on Monday, March 7, 2022, at the close of the live auction.**

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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.



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