

SIMULCAST AUCTION

159.95± Acres, Calhoun County, Iowa

Wednesday, June 8, 2022 • 10:00 AM

The Calhoun County Expo Center | Park Lane, Rockwell City, Iowa

Highlights:

- Highly Tillable!
- Immediate Access to Drainage
- Buyer to get second half of the Cash Rent

L-2200310

ONLINE BIDDING

Bidding starts Monday, June 6, 2022 at 8:00 AM

Bidding closes Wednesday, June 8, 2022 at the conclusion 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: From the east side of Rockwell City, Iowa, travel east one mile to Quinton Avenue, head north for two miles, then back east on 250th Street for one half of a mile. The property will be to the southeast.

Legal Descriptions: The NE 1/4 of Section 21, T88N-R32W of the 5th PM, Calhoun County, Iowa

Property Description: This quality Calhoun County farm offers a strong CSR2, highly tillable acres, ease of farming, gently rolling terrain and immediate access to drainage. The buyer will be credited the second half of the cash rent at closing AND will be receiving the CRP income in October. With interest rates set to rise, farm income at strong levels and an optimistic outlook in agriculture, now is a great time to make the purchase of the long term investment that will offer a solid ROI!

Please visit our website for drone video footage and much more!

Farm Data:

Cropland	152.72 acres
Non-crop	3.7 acres
CRP	<u>3.53 acres</u>
Total	159.95 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	75.61 acres	155 bushels
Soybeans	77.11 acres	46 bushels

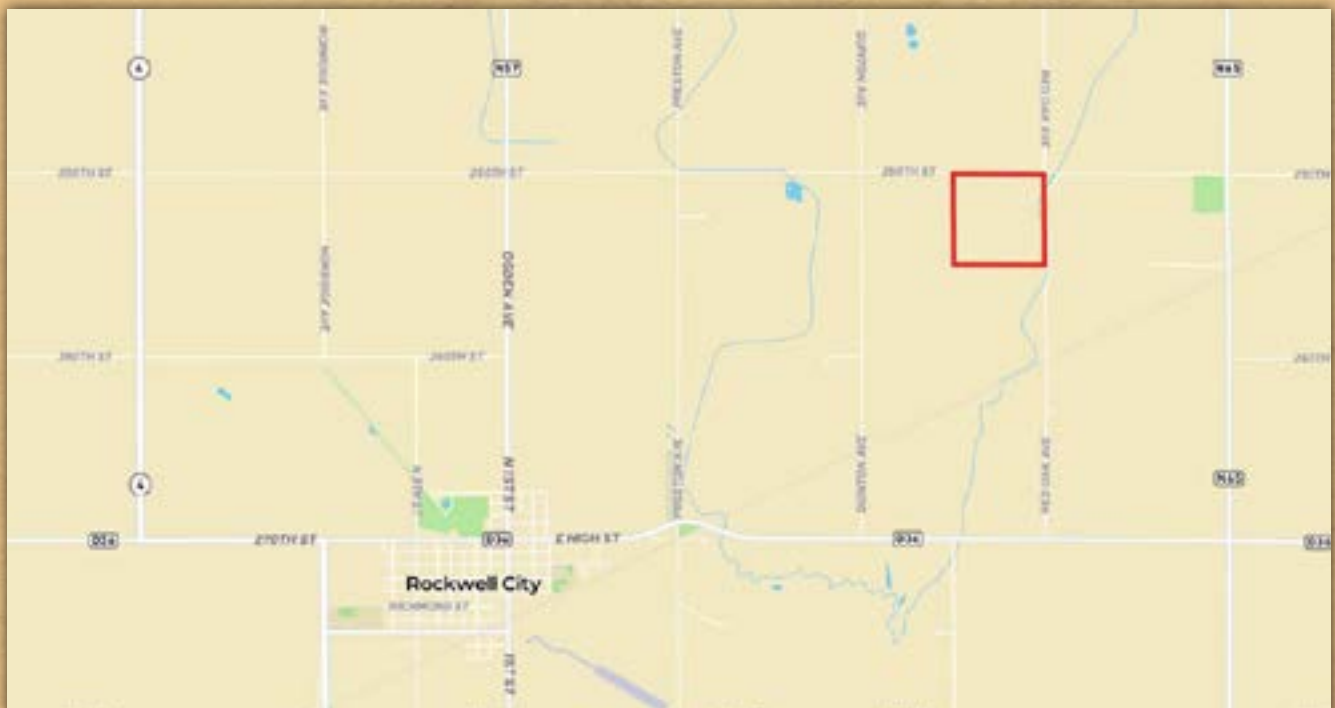
Taxes: \$3,914

CRP Information:

- 3.53 acres, due to expire September 30, 2029. Annual payment of \$748



Property Location Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	35.27	23.5	84.0	92	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	29.09	19.38	89.0	98	82	1
107	Webster clay loam, 0 to 2 percent slopes	22.69	15.12	86.0	93	83	2w
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	21.73	14.48	56.0	80	75	3w
138B	Clarion loam, 2 to 6 percent slopes	18.66	12.43	89.0	95	85	2e
288	Ottosen clay loam, 1 to 3 percent slopes	10.81	7.2	91.0	0	82	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.6	6.4	83.0	92	71	3e
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.47	0.98	59.0	87	75	3w
274	Rolfe silt loam, 0 to 1 percent slopes	0.78	0.52	57.0	85	83	3w
TOTALS		150.1(*)	100%	81.89	85.24	80.74	1.96



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 July 8, 2022, or such other date agreed to by the parties. Subject to the current lease. Buyer to receive \$23,250 at closing that acts as the second half of the cash rent. Buyer also to receive the full CRP payment due in October.

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 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. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on July 8, 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 any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered as 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 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: Susan Kinnear and Ann Taylor

Auctioneer: Joel Ambrose, Marshall Hansen

Online Virtual Bidding Procedure

The online bidding begins on
Monday, June 6, 2022 at 8:00 AM.
Bidding will conclude **Wednesday, June 8, 2022**
at the end of the live auction.

To register and bid on this auction go to:
www.FNCBid.com

All bids on the tract will be visible online, 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.

