

SIMULCAST AUCTION

221.67± Acres Offered in Two Individual Tracts

Fremont County, Iowa

Wednesday, June 29, 2022 • 10:00 AM

Randolph Community Building | 103 East Street, Randolph, Iowa

Highlights:

- Nice rolling hill farms in southwest Iowa
- Nearly 87% tillable with CSR2 ratings in the middle to upper 70s
- Buyer(s) will be credited \$150/tillable acre as a proration of the 2022 lease



L-2200387

ONLINE SIMULCAST BIDDING

Starts Friday, June 24, 2022, at 10:00 AM.

Closes Wednesday, June 29, 2022, at close 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 Location: From Randolph, Iowa, go east one mile on 120th Street. Turn north on 340th Street. Tract 2 begins one quarter of a mile after 110th Street. For Tract 1, continue north to Waubonsie Avenue, then east to 350th Street. Tract 1 is on the southwest corner of 350th Street and Waubonsie Avenue.

Legal Description:

Tract 1: NE 1/4 in Section 2-70N-41W excluding Parcel A in the N1/2 of the NE1/4 of Section 2-70N-41W of the 5th PM, Fremont County, Iowa

Tract 2: N1/2 of the SW 1/4 Section 2-70N-41W of the 5th PM, Fremont County, Iowa

Property Description: Take a look at an 87% tillable rolling farm offered in two tracts. At closing, the buyer(s) will be credited \$150/tillable acre as a proration for the 2022 crop lease. Tract 1 has a 78 CSR2 rating while Tract 2 has a 73 CSR2 rating across the tillable acres. Don't miss out on this opportunity to purchase a quality farm in these rare times, when high yields, strong commodity prices, and low interest rates are combined for a strong agricultural market. THE TIME IS NOW!

Farm Data:

Tract 1:

Cropland	100.60 acres
Hayland	25.00 acres
Timber	13.21 acres
Non-crop	<u>4.36 acres</u>
Total	143.17 acres

Tract 2:

Cropland	68.37 acres
Timber	8.15 acres
Non-crop	<u>1.98 acres</u>
Total	78.50 acres

FSA Information (Tracts 1 and 2):

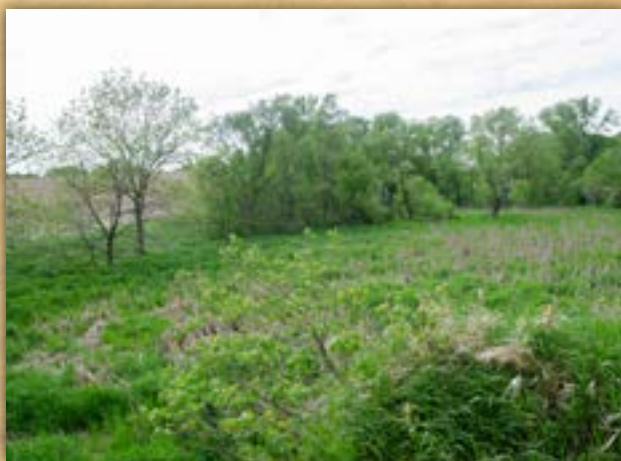
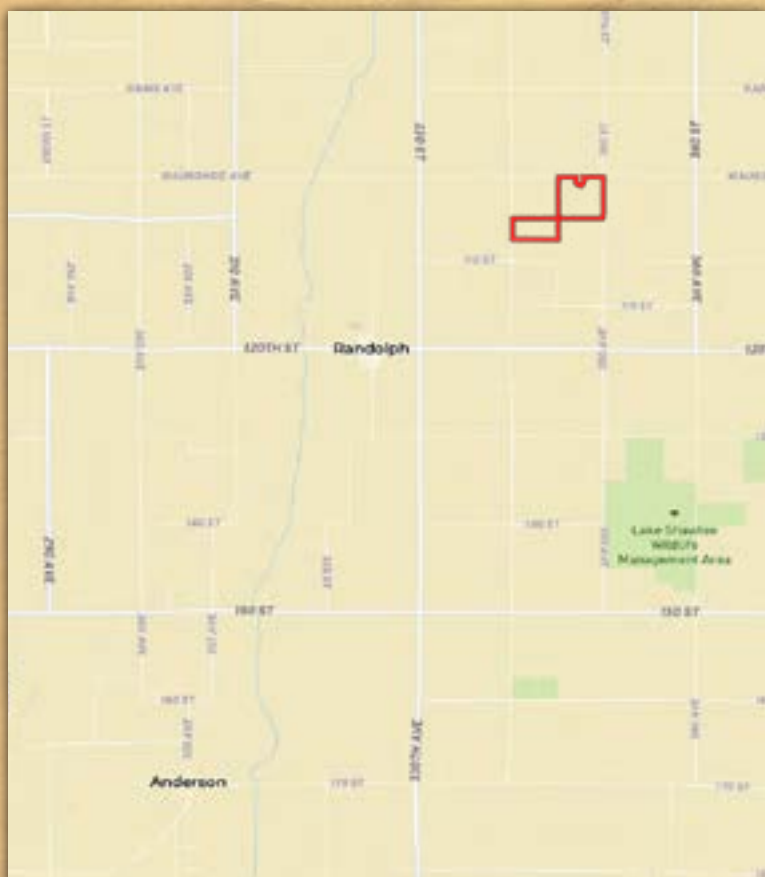
	<u>Base</u>	<u>Yield HEL</u>
Corn	101.00 acres	157 bushels
Soybeans	86.20 acres	42 bushels

Taxes: \$6,738 Total

Tract 1: \$4,448

Tract 2: \$2,290

Property Location Map



Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	56.61	39.89	61.0	0	87	3e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	27.61	19.46	92.0	0	96	2e
9C	Marshall silty clay loam, 5 to 9 percent slopes	20.4	14.38	89.0	0	96	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	19.63	13.83	95.0	0	89	2e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	13.88	9.78	87.0	0	92	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	2.18	1.54	80.0	0	86	2w
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	1.17	0.82	91.0	0	96	1
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	0.43	0.3	82.0	0	96	2w
TOTALS		141.9 1(*)	100%	78.91	-	90.9	2.63

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	36.59	47.96	61.0	0	87	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	16.88	22.13	87.0	0	92	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	12.22	16.02	80.0	0	86	2w
9B	Marshall silty clay loam, 2 to 5 percent slopes	5.61	7.35	95.0	0	89	2e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.55	4.65	92.0	0	96	2e
9D	Marshall silty clay loam, 9 to 14 percent slopes	1.44	1.89	64.0	0	92	3e
TOTALS		76.29 (*)	100%	73.8	-	88.61	2.72



Simulcast 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 Farmers National Company.

Possession: Possession will be granted at closing on July 27, 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 Farmers National Company.

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

Closing: The sale closing is on July 27, 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. Both the Seller and Buyer(s) 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 in 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. 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.

Additional Comments: Buyer(s) will be credited \$150/ tillable acre as a proration of the 2022 lease.

Tract 1: \$18,840

Tract 2: \$10,255.50

Seller: Eleanor Park Trust

Auctioneer: Kam Hartstack, Marshall Hansen

Online Bidding Procedure

Online bidding begins Friday, June 24, 2022, at 10:00 AM.
Bidding ends on Wednesday, June 29, 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 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.

