

# SIMULCAST AUCTION

175.77± Acres, Mahaska County, Iowa

Offered in Two Individual Tracts

Wednesday, September 21, 2022 • 10:00 AM

AmericInn | 910 West 16th Street, Pella, Iowa

## Highlights:

- Quality cropland with OPEN TENANCY for 2023!
- To be sold in two individual tracts
- CSR2 of 76 for Tract 1 and CSR2 of 70 for Tract 2

L-2200522

## ONLINE BIDDING AVAILABLE!

Starting Tuesday, September 20, 2022,  
at 8:00 AM, with bidding concluding at  
the end of the live event.

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)

For additional information, please contact:

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## Property Information

**Property Location:** Two and one half miles north of Peoria on County T-33 to Cordova Avenue, then south one mile on Cordova Avenue to Tract 1. Continue south on Cordova Avenue an additional half mile to Tract 2. Both tracts are located on the west side of the road.

### Legal Description:

**Tract 1:** Lot 3 of SE 1/4 of SE 1/4, SW 1/4 of SE 1/4, E 3/4 of SE 1/4 of SW 1/4, all in Section 9; No. 16 1/4 rods of North 68 acres of West 1/2 of NE 1/4, the North 16 1/4 rods of the North 51 acres of the East 3/4 of the East 1/2 of the NW 1/4 of Section 16; all in Twn 77 North, Range 17 West of the 5th P.M., Mahaska County, Iowa

**Tract 2:** NE 1/4 of SW 1/4, SW 1/4 of NW 1/4 of SE 1/4, South 3/10 of the SW 1/4 of NE 1/4, North 1/2 of NW 1/4 of SE 1/4, South 3/10 of East 3/4 of SE 1/4 of NW 1/4 ; all in Section 16, Township 77 North, Range 17 West of the 5th P.M., Mahaska County, Iowa.

**Property Description:** Offered in two individual tracts, level to rolling topography, well maintained and conservation practices. Ladoga, Radford, Otley soils

**Improvements:** Tract 1 is pattern tiled with 5" tile on 80' intervals

### Farm Data (Tract 1):

Cropland	84.50 acres
Other	<u>0.75 acres</u>
Total	85.25 acres

### Farm Data (Tract 2):

Cropland	80.60 acres
Other	<u>9.92 acres</u>
Total	90.52 acres

### FSA Information (Tract 1):

	<u>Base</u>	<u>Yield</u>
Corn	41.00 acres	169 bushels
Soybeans	41.00 acres	54 bushels

### FSA Information (Tract 2):

	<u>Base</u>	<u>Yield</u>
Corn	38.60 acres	169 bushels
Soybeans	38.60 acres	54 bushels

**Taxes:** \$4,716 total

**Tract 1:** \$3,034

**Tract 2:** \$1,682

Property Location Map



Tract 1



Tract 2



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
76C	Ladoga silt loam, 5 to 9 percent slopes	24.31	28.33	79.0	0	94	3e
T76B	Ladoga silt loam, terrace, 2 to 5 percent slopes	15.71	18.31	86.0	0	93	2e
467	Radford silt loam, 0 to 2 percent slopes	13.39	15.6	78.0	0	96	2w
T76C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	11.44	13.33	77.0	0	86	3e
281C	Otley silty clay loam, 5 to 9 percent slopes	6.26	7.3	85.0	0	86	3e
76D	Ladoga silt loam, 9 to 14 percent slopes	4.45	5.19	55.0	0	91	3e
220	Nodaway silt loam, 0 to 2 percent slopes	3.88	4.52	76.0	0	91	2w
1313D	Munterville silt loam, 9 to 14 percent slopes	3.4	3.96	35.0	0	55	6e
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.08	2.42	49.0	0	84	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	0.89	1.04	86.0	0	92	2w
TOTALS		85.81(*)	100%	76.52	-	90.38	2.72

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	24.88	27.24	49.0	0	84	3e
467	Radford silt loam, 0 to 2 percent slopes	18.21	19.94	78.0	0	96	2w
220	Nodaway silt loam, 0 to 2 percent slopes	11.33	12.41	76.0	0	91	2w
11B	Colo-Ely complex, 0 to 5 percent slopes	9.74	10.66	86.0	0	92	2w
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.46	8.17	60.0	0	63	2w
212	Kennebec silt loam, 0 to 2 percent slopes	7.12	7.8	92.0	0	94	1
76C	Ladoga silt loam, 5 to 9 percent slopes	5.89	6.45	79.0	0	94	3e
54+	Zook silt loam, overwash, 0 to 2 percent slopes	5.21	5.7	69.0	0	78	2w
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	1.23	1.35	79.0	0	89	2w
8C	Judson silty clay loam, 5 to 9 percent slopes	0.26	0.28	89.0	0	95	3e
TOTALS		91.33(*)	100%	69.92	-	87.58	2.26

# 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 December 1, 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 will be December 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.

**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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** 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.

**Seller(s):** Sylvia J. Nieuwsma Revocable Trust

**Auctioneer:** Jim Eberle

## Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, September 20, 2022, at 8:00 AM**, with bidding concluding at the end 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 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.

