

SIMULCAST AUCTION

72.5± Acres, Jasper County, Iowa

Thursday, September 29, 2022 • 3:00 PM

Newton Arboretum | 3000 North 4th Avenue East, Newton, Iowa

Highlights:

- 100% Tillable NHEL Cropland with CSR2 of 91!
- OPEN TENANCY for 2023!
- Great location just South of Iowa Speedway

L-2200564

ONLINE BIDDING AVAILABLE!

Starting Tuesday, September 27, 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

For additional information, please contact:

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Property Information

Property Location: From I-80, Exit 168, go southwest on Iowa Speedway Drive three quarters of a mile to Lincoln Street, then head one-half mile south on Lincoln Street to address: 4197 Lincoln Street, Newton, Iowa. Cropland lies on the west side of Lincoln and on the north side of South 44th Avenue East.

Legal Description:

E 1/2 of South 70 acres of SE 1/4, and South 35 acres of SW 1/4 of SE 1/4 of Sec. 12, Twn 79N, Rg 19W; and 6 1/2 acres lying West of Hwy. in SW corner of SW 1/4 of SW 1/4 of Sec. 7, Twn 79 N. Rg. 18 W. of 5th P.M., Jasper County, Iowa. EXCEPT 2.0 +/- acres of a New Farmstead Survey.

Taxes: \$3,343

Estimated due to survey split of acreage.

Property Description: High Quality NHEL cropland with average CSR2 of 91. Muscatine, Garwin, and Tama soils located just south of the Iowa Speedway at Newton on Lincoln Street. OPEN TENANCY for 2023! A new survey will be completed to "Except the current residential acreage."

Farm Data:

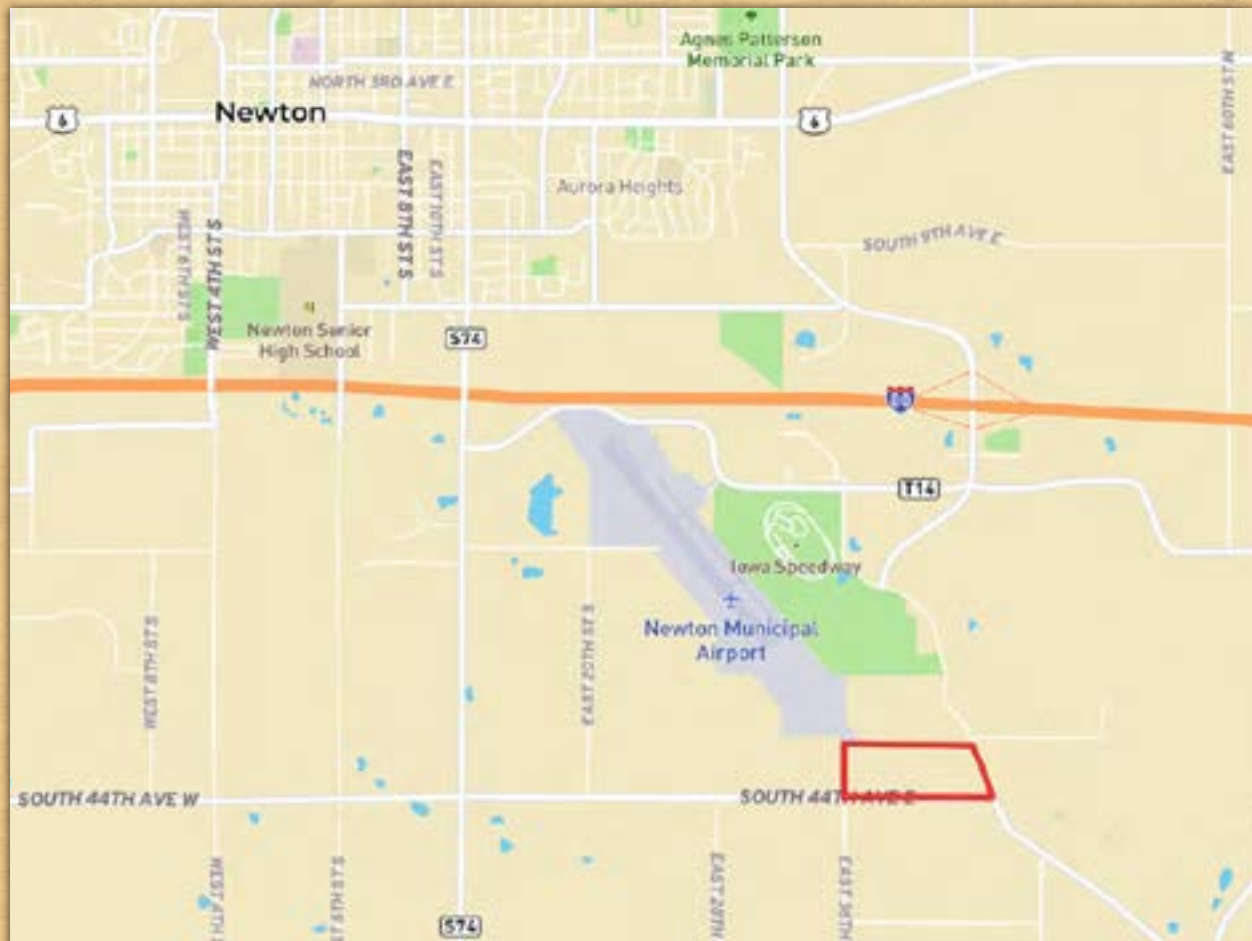
Cropland	<u>72.50 acres</u>
Total	72.50 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	36.20 acres	167 bushels
Soybeans	36.20 acres	55 bushels

Subject to FSA review due to residential survey.

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
119	Muscatine silty clay loam, 0 to 2 percent slopes	21.32	29.3	100.0	0	96	1
118	Garwin silty clay loam, 0 to 2 percent slopes	17.84	24.52	90.0	0	95	2w
120B	Tama silty clay loam, 2 to 5 percent slopes	15.0	20.61	95.0	0	98	2e
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	9.2	12.64	81.0	0	91	3e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.11	5.65	87.0	0	90	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	2.94	4.04	55.0	0	87	3e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.54	2.12	90.0	0	93	2e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.81	1.11	82.0	0	86	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.03	0.04	77.0	0	88	2w
TOTALS		72.77(*)	100%	91.17	-	94.68	1.94



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 November 18, 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 November 18, 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 as a total unit. 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): Warren Arthur Kleinendorst, Margaret Jean Weuve, Barbara Lynn Hoover

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, September 27, 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

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.

