

# SIMULCAST AUCTION

239± Acres, Worth County, Iowa

Offered in Two Individual Tracts

Thursday, November 10, 2022 • 10:00 AM

The Timbers | 500 Central Avenue, Northwood, Iowa

## Highlights:

- Unique, quiet setting
- Excellent hunting
- Combination of tillable farm and pasture with two story home



L-2200572

## ONLINE BIDDING AVAILABLE!

Starting Tuesday, November 8, 2022, at 9:00 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)



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



For additional information, please contact:

Myron Lupkes, Agent  
Joice, Iowa

Cell: (641) 425-3700

[MLupkes@FarmersNational.com](mailto:MLupkes@FarmersNational.com)

[www.FarmersNational.com/MyronLupkes](http://www.FarmersNational.com/MyronLupkes)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

## Property Information

**Property Location:** 1203 440th Street, Northwood, Iowa 50459. From Northwood, go west on County Road 105 for two miles. Go south on county road A15 for one and three quarters of a mile, then turn west on 440th Street. Go west one mile. Tract 1 is located on the north side of the road. Tract 2 is located on the south side of the road.

**Legal Description:** The East Half of the Southeast Quarter of Section Eleven (11), and the West Half of the Southwest Quarter of Section Twelve (12), excluding road, and the North Half of the Northwest Quarter of Section Thirteen (13), all in Township Ninety Nine (99) North, of Range Twenty-one (21), West of the 5th P.M., Worth County, Iowa, except South 1 rod

**Property Description:** This farm is to be sold in two tracts, divided by the road. Tract 1 is north of the road, estimated at 145.6 acres. Tract 2 is south of the road, estimated at 93.4 acres. Both parcels offer many benefits, including: tillable acres, timber, and pasture. The dwelling has been recently updated with a new furnace, boiler, and septic tank. Farm is located in a beautiful, quiet neighborhood. Excellent potential with beautiful scenery all around. Pasture is in good condition with high tensile fence. Well on property. Don't miss out on this opportunity to own a picturesque setting in the heart of Worth County!

### Farm Data (Tract 1):

Cropland	126.28 acres
Timber	<u>19.32 acres</u>
Total	145.60 acres

### Farm Data (Tract 2):

Cropland	25.12 acres
Pasture	46.60 acres
Timber	17.38 acres
Buildings	<u>4.30 acres</u>
Total	93.40 acres

### FSA Information:

	<u>Base Yield</u>	
Corn	84.10 acres	138 bushels
Soybeans	55.60 acres	38 bushels

*Tracts are currently combined.*

**Improvements:** Two story, single family home with a detached garage. Active well on Tract 2.

**Taxes (Combined):** \$6,564



**Dwelling and Garage**



**Tract 1, southwest view**



**Tract 2, looking northeast**

**Aerial Map**



**Property Location Map**



**Tract 1 Soil Map**



**Boundary 143.17 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
325	Le Sueur loam, 1 to 3 percent slopes	44.86	31.33	77.0	96	93	1
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	36.4	25.42	83.0	0	82	2e
107	Webster clay loam, 0 to 2 percent slopes	19.74	13.79	86.0	93	83	2w
274	Rolfe silt loam, 0 to 1 percent slopes	14.23	9.94	57.0	85	83	3w
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	13.37	9.34	78.0	0	82	3e
30	Nicollet-Clarion complex, 1 to 3 percent slopes	7.79	5.44	91.0	0	86	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.24	2.26	59.0	87	75	3w
1236B	Angus loam, 2 to 6 percent slopes	2.59	1.81	85.0	91	86	2e
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.91	0.64	49.0	69	75	4e
329	Webster-Nicollet complex, 0 to 3 percent slopes	0.04	0.03	87.0	0	83	2w
<b>TOTALS</b>		<b>234.56(*)</b>	<b>100%</b>	<b>78.2</b>	<b>55.4</b>	<b>85.77</b>	<b>1.86</b>

**Tract 2 Soil Map**



**Boundary 91.4 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	22.07	24.15	86.0	93	83	2w
1236B	Angus loam, 2 to 6 percent slopes	15.57	17.04	85.0	91	86	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.62	14.9	59.0	87	75	3w
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	11.02	12.06	49.0	69	75	4e
325	Le Sueur loam, 1 to 3 percent slopes	10.25	11.22	77.0	96	93	1
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	7.01	7.67	78.0	0	82	3e
30	Nicollet-Clarion complex, 1 to 3 percent slopes	6.73	7.36	91.0	0	86	1
1236B2	Angus loam, 2 to 5 percent slopes, moderately eroded	4.47	4.89	83.0	0	82	2e
1236C	Angus loam, 6 to 10 percent slopes	0.66	0.72	81.0	0	85	3e
<b>TOTALS</b>		<b>234.56(*)</b>	<b>100%</b>	<b>75.92</b>	<b>70.02</b>	<b>82.59</b>	<b>2.29</b>

# 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 December 15, 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 Greeve Law Office.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Greeve Law Office 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 will be December 15, 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 Greeve Law Office.

**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.

**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):** Bersagel Farm LLC

**Auctioneer:** Joel Ambrose, Marshall Hansen

## Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, November 8, 2022, at 9:00 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.

