

SIMULCAST AUCTION

205± Acres, Jasper County, Iowa
Thursday, October 20, 2022 • 10:00 AM
American Legion | 105 W Rogers Street, Laurel, Iowa

Highlights:

- OPEN Tenancy for 2023!
- Established waterways, terraces and tilled
- 23.95 acres of CRP with wildlife habitat
- Cropland average CSR2 of 64.2

L-2200594

ONLINE BIDDING AVAILABLE!

Starting Tuesday, October 18, 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

Property Details:

- Owners: Donna R. Kopsa Rev. Trust
- Location: Section 1, Mariposa Township,
Jasper County

For additional information, please contact:

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Property Information

Property Location: Travel one and one half miles south of Laurel, Iowa, on Highway 14 to the Jasper County line. Then, head east one and one half miles on North 115th Avenue East. Tract lies on the south side of the gravel road.

Legal Description:

NE Fractional 1/4 and the North 1/2 of the Southeast 1/4 of Section 1, Twn 81 No., Rg. 18 W. of the 5th P.M., Jasper County, IA, EXCEPT Surveyed Farmstead known as 10643 No.115th Ave. East.

Taxes: \$6,260

Estimated; Subject to parcel split

Property Description: Rotational cropland with well-maintained waterways, terraces, tile, and CRP with wildlife habitat. CSR2 average of 64.2. Buyer to receive physical possession of cropland after the 2022 harvest completion.

Farm Data:

Cropland	178.29 acres
Non-crop	2.76 acres
CRP	<u>23.95 acres</u>
Total	205.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	123.60 acres	147 bushels
Soybeans	40.70 acres	54 bushels

Arc-Co.-Subject to FSA due to acreage survey

CRP Information:

Tract 11036B: 7.43 acres, due to expire September 30, 2024. Annual payment of \$2,177

Tract 11500A: 16.52 acres, due to expire September 30, 2030. Annual payment of \$2,745

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	39.98	23.12	87.0	0	90	3e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	36.26	20.97	62.0	0	86	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	32.59	18.85	77.0	0	88	2w
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	29.55	17.09	37.0	0	77	4e
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	10.02	5.79	21.0	0	62	6e
120B	Tama silty clay loam, 2 to 5 percent slopes	9.67	5.59	95.0	0	98	2e
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	8.9	5.15	52.0	0	81	3e
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	5.93	3.43	30.0	0	72	4e
TOTALS		172.9 3(*)	100%	64.18	-	84.29	3.13



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 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.
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 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. Absentee or telephone bids will be accepted with 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): Donna R. Kopsa Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, October 18, 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.

