

SIMULCAST AUCTION

70.66± Acres, Marion County, Iowa
Monday, November 7, 2022 • 10:00 AM
American Legion | 105 East Marion Street, Monroe, Iowa

Highlights:

- Owner: Alice Ver Dught Estate
- Location: One mile South of Monroe
- Section One of Red Rock East Plat

L-2200595

ONLINE BIDDING AVAILABLE!

Starting Friday, November 4, 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 Monroe, Iowa, go south one-half mile on Highway 14 to County Line Road. Travel west one-half mile to 125th Avenue, then head south one-half mile. The farmland lies on the east side of the gravel road.

Legal Description:

The SW1/4 of NE1/4 and NW1/4 of SE1/4 of Sec. 1, Twn. 77 No., Rg. 20 W. of 5th P.M., Marion Co., IA., EXCEPT Parcel B in NW1/4 of SE1/4 and EXCEPT part of NW1/4 of SE1/4 .

Beacon Parcels: #2141301000 and #2141200000.

Taxes: \$1,718

Property Description: OPEN TENANCY for 2023! Terraces, tilled, established waterways; 65.56 acres of Cropland. Average CSR2 of 63.38

Improvements: Terraces, Tile, Waterways

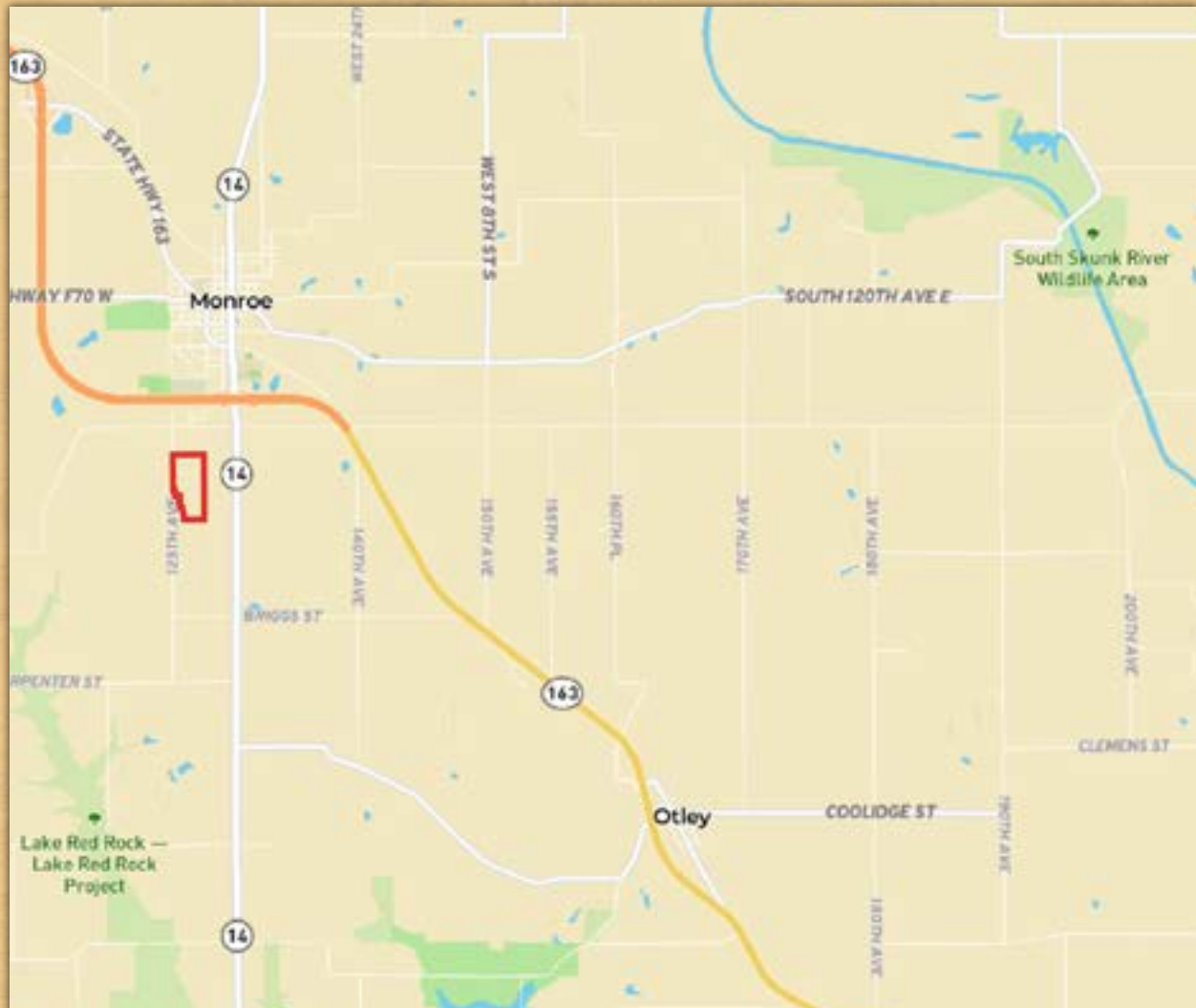
Farm Data:

Cropland	65.56 acres
Other	<u>5.10 acres</u>
Total	70.66 acres

FSA Information:

	<u>Base</u>	<u>Yield ARC Co.</u>
Corn	44.9 acres	161 bushels
Oats	8.0 acres	49 bushels

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	24.7	37.69	45.0	0	71	3e
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	21.2	32.35	82.0	0	83	3e
281B	Otley silty clay loam, 2 to 5 percent slopes	10.05	15.34	91.0	0	89	2e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.32	8.12	10.0	0	65	4e
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	3.24	4.94	80.0	0	87	2w
273C	Olmitz loam, heavy till, 5 to 9 percent slopes	0.86	1.31	77.0	0	85	3e
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.15	0.23	67.0	0	64	2w
TOTALS		65.53(*)	100%	63.38	-	78.1	2.88



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 14, 2022, or such other date agreed to by the parties.

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 14, 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.

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): Alice Ver Dught Estate

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure:

Online bidding starts **Friday, November 4, 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.

