

SIMULCAST AUCTION

65± Acres, Marion County, Iowa

Monday, November 7, 2022 • 2:00 PM

Pleasantville Memorial Hall | 101 N Jefferson Street, Pleasantville, Iowa

Highlights:

- Mary Bellamy Burns Revocable Trust
- Located in Section 10 of Union Plat on Highway G-40
- CSR2 rating of 75; Cropland Only

L-2200614

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: Go four and one-half miles north of Knoxville on Highway 14 to Highway G-40, then head west one and one-half miles to 110th Avenue. Tract lies on the south side of Highway G-40 at the intersection of 110th Avenue.

Legal Description:

The E 1/2 of SE 1/4 of Section 10, Twn 76 No., Rg. 20 W. of the 5th P.M., EXCEPT parcel beginning at the southeast corner of said E 1/2 of SE 1/4 and EXCEPT Residential farmstead known as: 1080 Hwy G-40, Pleasantville, Iowa.

Residential farmstead to be surveyed to determine final legal description.

Improvements: Established waterways

Taxes: \$2,115

Estimated; subject to new acreage survey.

Property Description: 64.2 acres of cropland with average CSR2 of 75, located on Highway G-40 lying east of Pleasantville. Subject to Cash Rent lease for 2023. Buyer to receive 100% of the 2023 lease revenues. Tract has 12.41 acres of Lake Red Rock Flowage Easement on the south side of the property. Contact Agent for details.

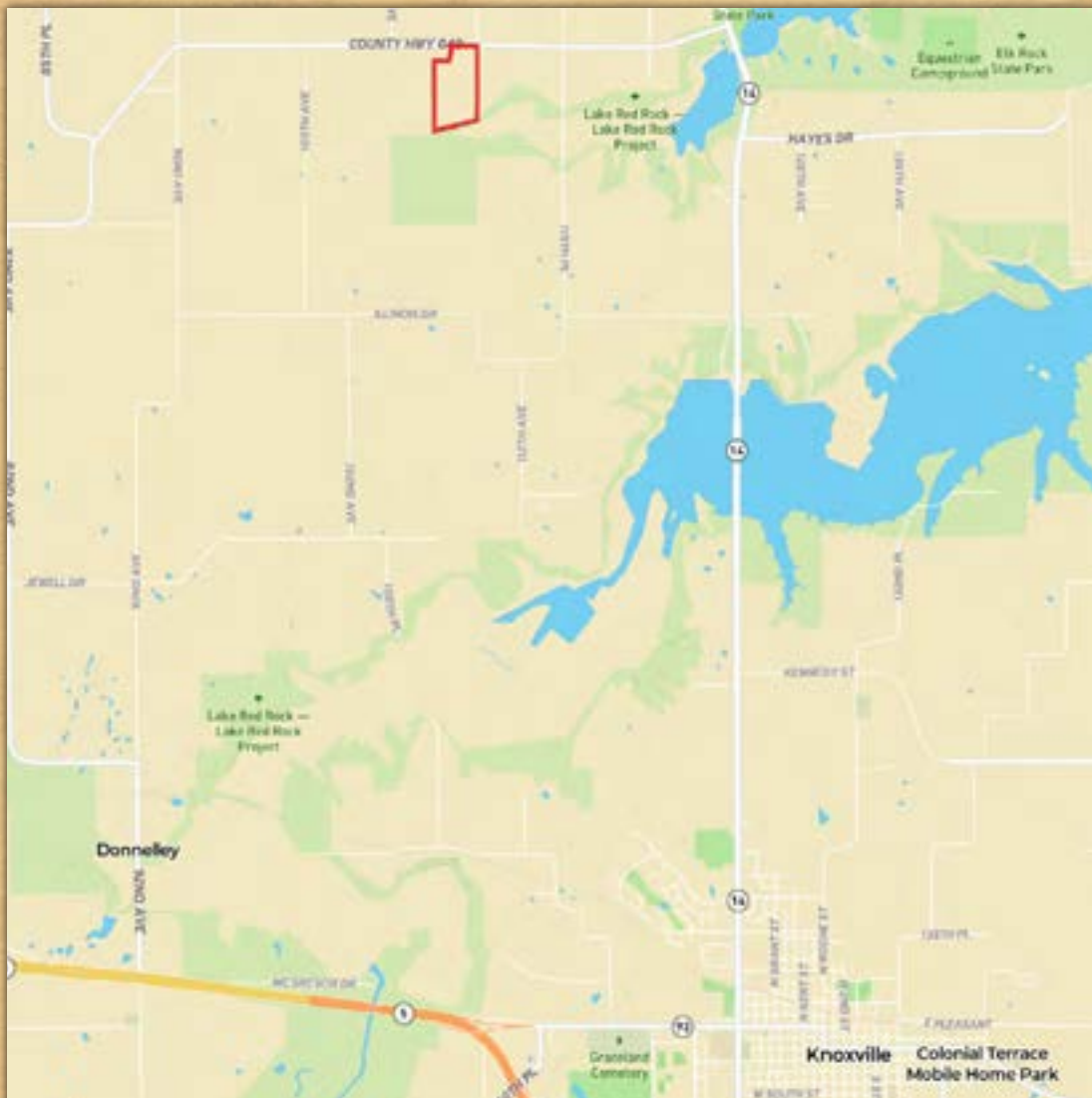
Farm Data:

| | |
|----------|-------------------|
| Cropland | 64.22 acres |
| Non-crop | <u>0.78 acres</u> |
| Total | 65.00 acres |

FSA Information:

| | <u>Base</u> | <u>Yield ARC Co.</u> |
|----------|-------------|----------------------|
| Corn | 31.8 acres | 153 bushels |
| Soybeans | 31.8 acres | 51 bushels |

Property Location Map



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-------|-----|-------|------|
| 370C2 | Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded | 37.12 | 58.08 | 80.0 | 0 | 85 | 3e |
| 370D2 | Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded | 16.18 | 25.32 | 54.0 | 0 | 81 | 3e |
| 370B | Sharpsburg silty clay loam, 2 to 5 percent slopes | 3.9 | 6.1 | 91.0 | 0 | 93 | 2e |
| 8C | Judson silty clay loam, dissected till plain, 5 to 9 percent slopes | 3.29 | 5.15 | 87.0 | 0 | 93 | 2e |
| Y428B | Ely silty clay loam, dissected till plain, 2 to 5 percent slopes | 3.11 | 4.87 | 88.0 | 0 | 95 | 2e |
| Y11B | Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes | 0.32 | 0.5 | 80.0 | 0 | 87 | 2w |
| TOTALS | | 63.91(*) | 100% | 74.85 | - | 85.4 | 2.83 |



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 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 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 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): Mary Bellamy Burns Revocable Trust

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.

