

# SIMULCAST AUCTION

715+/- Acres, Mahaska and Marion Counties, Iowa  
Monday, January 9, 2023 • 10:00 AM

Gathering Grounds - Twin Venues  
2125 Highway 5, Bussey, Iowa

## Highlights:

- High Quality Farmland
- Terraces and Tile
- Open tenancy for Tracts 2-8
- Marion J. Dykstra Trust and Ruth E. Dykstra Trust



L-2300088

## ONLINE SIMULCAST BIDDING

Starts Friday, January 6, 2023, at 8:00 AM  
Closes Monday, January 9, 2023, at the end  
of the live event

To Register and Bid on this Auction, go to:  
[www.FNCBid.com](http://www.FNCBid.com)

For additional information, please contact:

John and Kathy Van Zee, Agents  
Mitchellville, Iowa  
Phone: (641) 521-0151  
JVanZee@FarmersNational.com  
[www.FarmersNational.com/JohnVanZee](http://www.FarmersNational.com/JohnVanZee)



Eric Van Zee, Agent  
Colfax, Iowa  
Phone: (515) 971-2633  
EVanZee@FarmersNational.com  
[www.FarmersNational.com/EricVanZee](http://www.FarmersNational.com/EricVanZee)



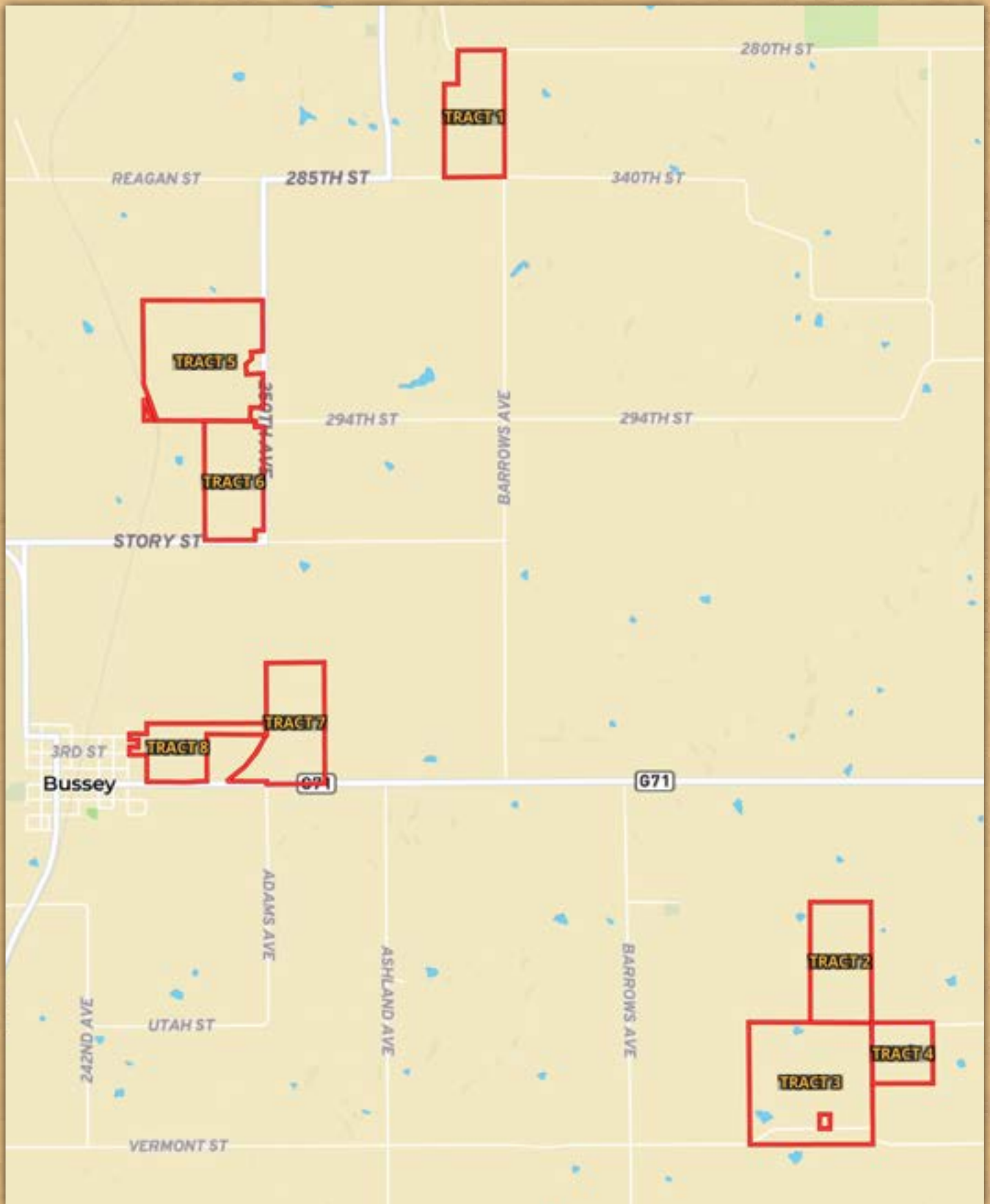
Serving America's Landowners Since 1929

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



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 Location Map



# Property Information

**Property Description:** Approximately 715 acres of quality farmland and CRP contracts to be sold in eight individual tracts in Mahaska and Marion counties.

**Improvements:** Tile and Terraces, Grain bins, Pond, Machine Shed

## • Tract 1

**Location:** Go two miles east of Bussey on Highway G-71 to County T-31/Barrows Avenue, then two and one-half miles north to 285th Street. Tract lies on the west side of Barrows Avenue and on the north side of 285th Street.

**Legal Description:** The E 1/2 of NE 1/4 EXCEPT Parcel, Section 6, Twn 74N, Rg 17 W of 5th P.M., Mahaska County, Iowa.

**Taxes:** \$2,882

### Farm Data:

Cropland	75.50 acres
Other	<u>1.04 acres</u>
Total	76.54 acres

### FSA Information:

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	38.70 acres	172 bushels
Beans	36.40 acres	52 bushels

**Additional Comments:** Subject to 2023 cash rent lease. Buyer to receive \$25,000 cash rent from tenant on January 1, 2024.

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
280	Mahaska silty clay loam, 0 to 2 percent slopes	32.09	40.78	94.0	0	87	1
280B	Mahaska silty clay loam, 2 to 5 percent slopes	24.12	30.65	89.0	0	86	2e
76C	Ladoga silt loam, 5 to 9 percent slopes	15.11	19.2	79.0	0	94	3e
364B	Grundy silty clay loam, 2 to 5 percent slopes	6.16	7.83	72.0	0	81	2e
80C	Clinton silt loam, 5 to 9 percent slopes	0.67	0.85	72.0	0	82	3e
1313F	Munterville silt loam, 18 to 25 percent slopes	0.29	0.37	7.0	0	42	7e
281C	Otley silty clay loam, 5 to 9 percent slopes	0.25	0.32	85.0	0	86	3e
TOTALS		78.69(*)	100%	87.33	-	87.36	1.81

• **Tract 2**

**Location:** Go four miles east of Bussey on Highway G-71 to Dover Avenue, then one and one-half miles south/west on Dover Avenue. Tract lies to the northwest of Dover Avenue at the 90 degree corner/curve of the road.

**Legal Description:** The E 1/2 of SW 1/4 of Section 21, Twn 74 N, Rg 17 W of 5th P.M., Mahaska County, Iowa.

**CRP Information:** 1.60 acres, due to expire September 30, 2031. Annual payment of \$356

**Taxes:** \$1,872

**Farm Data:**

Cropland	63.51 acres
CRP	1.60 acres
Timber	11.30 acres
Other	<u>2.56 acres</u>
Total	78.97 acres

**FSA Information:**

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	37.00 acres	121 bushels
Beans	24.00 acres	39 bushels

**Additional Comments:** Open tenancy for 2023! Includes creek crossing in good condition.

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	20.76	25.75	46.0	0	74	3e
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.31	22.71	60.0	0	63	2w
1313D	Munterville silt loam, 9 to 14 percent slopes	11.24	13.94	35.0	0	55	6e
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.25	11.47	69.0	0	77	3e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	9.08	11.26	44.0	0	76	4e
76B	Ladoga silt loam, 2 to 5 percent slopes	7.53	9.34	86.0	0	93	2e
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.18	2.7	75.0	0	88	3e
428B	Ely silty clay loam, 2 to 5 percent slopes	2.01	2.49	88.0	0	91	2e
75	Givin silt loam, 1 to 3 percent slopes	0.15	0.19	80.0	0	90	2e
1313E	Munterville silt loam, 14 to 18 percent slopes	0.11	0.14	24.0	0	52	7e
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.01	0.01	78.0	0	88	2w
TOTALS		80.63(*)	100%	55.66	-	72.0	3.19

## • Tract 3

**Location:** Go four miles east of Bussey on Highway G-71 to Dover Avenue, then one and one-half miles south/west on Dover Avenue. Tract lies to the southwest at the 90 degree corner/curve of the road going south.

**Legal Description:** The NW 1/4 of Section 28, Twn 74 N., Rg 17 W of 5th P.M., Mahaska County, Iowa. Except parcel.

**Taxes:** \$3,992

### Farm Data:

Cropland	130.37 acres
Timber	<u>22.20 acres</u>
Total	152.57 acres

### FSA Information:

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	76.83 acres	121 bushels
Beans	49.78 acres	39 bushels

**Additional Comments:** Open tenancy for 2023!

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	39.45	24.39	62.0	0	72	3e
364B	Grundy silty clay loam, 2 to 5 percent slopes	33.05	20.43	72.0	0	81	2e
1313D	Munterville silt loam, 9 to 14 percent slopes	22.73	14.05	35.0	0	55	6e
362	Haig silt loam, 0 to 2 percent slopes	15.88	9.82	83.0	0	77	2w
364C2	Grundy silty clay loam, 5 to 9 percent slopes, moderately eroded	14.11	8.72	63.0	0	75	3e
131B	Pershing silt loam, 2 to 5 percent slopes	10.69	6.61	70.0	0	77	3e
1313E	Munterville silt loam, 14 to 18 percent slopes	9.11	5.63	24.0	0	52	7e
76B	Ladoga silt loam, 2 to 5 percent slopes	6.86	4.24	86.0	0	93	2e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.47	2.15	12.0	0	61	4e
75	Givin silt loam, 1 to 3 percent slopes	2.76	1.71	80.0	0	90	2e
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.87	1.16	75.0	0	88	3e
W	Water	1.53	0.95	-	0	-	-
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	0.19	0.12	79.0	0	89	2w
11B	Colo-Ely complex, 0 to 5 percent slopes	0.05	0.03	86.0	0	92	2w
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.01	0.01	69.0	0	77	3e
TOTALS		161.75(*)	100%	60.63	-	71.9	3.31

• **Tract 4**

**Location:** Go four miles east of Bussey on Highway G-71 to Dover Avenue, then one and one-quarter miles south/west on Dover Avenue. Tract lies on the south side of Dover Avenue.

**Legal Description:** The NW 1/4 of NE 1/4 of Section 28, Twn 74 N, Rg 17 W of 5th P.M., Mahaska County, Iowa.

**Taxes:** \$994

**Farm Data:**

Cropland 37.30 acres  
 Other 0.58 acres  
 Total 37.88 acres

**FSA Information:**

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	23.31 acres	121 bushels
Beans	15.00 acres	39 bushels

**Additional Comments:** Open tenancy for 2023!

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	14.4	35.81	62.0	0	72	3e
1313D	Munterville silt loam, 9 to 14 percent slopes	12.21	30.37	35.0	0	55	6e
76B	Ladoga silt loam, 2 to 5 percent slopes	10.09	25.09	86.0	0	93	2e
75	Givin silt loam, 1 to 3 percent slopes	3.45	8.58	80.0	0	90	2e
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.07	0.17	72.0	0	81	2e
TOTALS		40.21(*)	100%	61.4	-	73.69	3.57

• **Tract 5**

**Location:** Go three quarters of a mile north of Bussey on Highway G-71 to Story Street, then three quarters of a mile east on Story Street. Tract lies on the north side of Story Street and on the west side of Adams Avenue.

**Legal Description:** The NE 1/4 of Section 12 EXCEPT Parcel A, Twn 74 N, Rg 18 W of the 5th P.M., Marion County, Iowa.

**CRP Information:** 7.60 acres, due to expire September 30, 2031. Annual payment of \$1,780

**Farm Data:**

Cropland	134.26 acres
CRP	7.60 acres
Timber	8.84 acres
Other	<u>4.29 acres</u>
Total	154.99 acres

**FSA Information:**

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	79.07 acres	121 bushels
Beans	46.02 acres	39 bushels

**Taxes:** \$4,283 (*Estimated; Subject to assessor*)

**Additional Comments:** Open tenancy for 2023!

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
281B	Otley silty clay loam, 2 to 5 percent slopes	34.54	24.42	91.0	0	89	2e
280	Mahaska silty clay loam, 0 to 2 percent slopes	24.31	17.19	94.0	0	87	1
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	23.62	16.7	82.0	0	83	3e
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	17.88	12.64	75.0	0	88	3e
1313D2	Munterville silt loam, 9 to 14 percent slopes, moderately eroded	13.72	9.7	34.0	0	60	6e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.03	9.21	28.0	0	54	4w
76B	Ladoga silt loam, 2 to 5 percent slopes	5.54	3.92	86.0	0	93	2e
570B	Nira silty clay loam, 2 to 5 percent slopes	4.63	3.27	80.0	0	98	2e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.73	2.64	10.0	0	65	4e
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	0.42	0.3	80.0	0	87	2w
TOTALS		141.43(*)	100%	73.92	-	81.3	2.75

## • Tract 6

**Location:** Go three quarters of a mile north of Bussey on Highway G-71 to Story Street, then one mile east on Story Street to Adams Avenue. Then, travel five eighths of a mile north on Adams Avenue. Tract lies on the west side of Adams Avenue.

**Legal Description:** The E 1/2 of SE 1/4 of Section 12 EXCEPT Parcels, Twn 74N, Rg 18 W of the 5th P.M., Marion County, Iowa

**Taxes:** \$2,254

### Farm Data:

Cropland	70.80 acres
Non-crop	<u>7.20 acres</u>
Total	78.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	42.57 acres	121 bushels
Beans	24.78 acres	39 bushels

**Additional Comments:** Open tenancy for 2023!

### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
280	Mahaska silty clay loam, 0 to 2 percent slopes	33.97	48.0	94.0	0	87	1
281B	Otley silty clay loam, 2 to 5 percent slopes	10.36	14.64	91.0	0	89	2e
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	8.0	11.3	82.0	0	83	3e
570B	Nira silty clay loam, 2 to 5 percent slopes	6.63	9.37	80.0	0	98	2e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.4	6.22	28.0	0	54	4w
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.09	5.78	72.0	0	92	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.32	4.69	10.0	0	65	4e
TOTALS		70.77(*)	100%	81.58	-	85.08	1.91



## • Tract 7

**Location:** Go three quarters of a mile east of Bussey on Highway G-71 /310th Street. Tract lies on the north side of G-71/310th Street.

**Legal Description:** The W 1/2 of SW 1/4 of Section 18, Twn 74N, Rg 17 West of the 5th P.M., Mahaska County, Iowa AND approx. 10 acres triangular tract subject to survey located in the SE corner of the SE 1/4 of the SE 1/4 of Section 13, Twn 74N, Rg 18 W of the 5th P.M., Marion County, Iowa.

**CRP Information:** 12.01 acres, due to expire September 30, 2031. Annual payment of \$2,595

### Farm Data:

Cropland	73.53 acres
CRP	<u>12.01 acres</u>
Total	85.54 acres

### FSA Information:

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	31.87 acres	121 bushels
Beans	20.91 acres	39 bushels

**Taxes:** \$1,823 (*Estimated; Subject to assessor*)

**Additional Comments:** Open tenancy for 2023!

### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	23.79	27.77	10.0	0	65	4e
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	13.53	15.79	78.0	0	82	2w
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	11.77	13.74	77.0	0	92	3e
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	10.14	11.83	38.0	0	64	3e
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.2	10.74	75.0	0	88	3e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	7.83	9.14	62.0	0	72	3e
131B	Pershing silt loam, 2 to 5 percent slopes	4.73	5.52	70.0	0	77	3e
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.52	2.94	49.0	0	84	3e
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.17	2.53	28.0	0	54	4w
TOTALS		85.68(*)	100%	49.9	-	75.33	3.15

• **Tract 8**

**Location:** Go one-half mile east of Bussey on 5th Street/Highway G-71. Tract lies on the north side of Highway G-71.

**Legal Description:** Part of the S 1/2 of the SE 1/4 of Section 13, Twn 74 N, Rg 18 W of the 5th P.M., Marion County, Iowa . Subject to survey.

**CRP Information:** 6.80 acres, due to expire September 30, 2031. Annual payment of \$1,566

**Taxes:** \$1,471 (*Estimated; Subject to assessor*)

**Additional Comments:** Open tenancy for 2023!

**Farm Data:**

Cropland	42.10 acres
Non-crop	1.32 acres
CRP	<u>6.80 acres</u>
Total	50.22 acres

**FSA Information:**

	<u>Base</u>	<u>Yield ARC-Co</u>
Corn	29.63 acres	121 bushels
Beans	19.17 acres	39 bushels

**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
281B	Otley silty clay loam, 2 to 5 percent slopes	17.7	36.32	91.0	0	89	2e
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.61	27.93	94.0	0	87	1
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	13.48	27.66	82.0	0	83	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.35	4.82	10.0	0	65	4e
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.85	1.74	49.0	0	84	3e
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.75	1.54	78.0	0	82	2w
TOTALS		48.73(*)	100%	84.53	-	85.45	2.11

**Tract 1**



**Tract 2**



**Tract 3**



**Tract 4**



**Tract 5**



**Tract 6**



**Tract 7**



**Tract 8**



# 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 March 1, 2023, or such other date agreed to by the parties. Subject to current lease and CRP contracts.

**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 Otto Law Office PLLC.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Otto Law Office PLLC, 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 March 1, 2023, 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 Otto Law Office PLLC.

**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 in eight 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. 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):** Marion J. Dykstra Trust and Ruth E. Dykstra Trust

**Auctioneer:** Jim Eberle

## Online Simultaneous Bidding Procedure:

Online bidding starts **Friday, January 6, 2023, 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](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.