

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**360+/- Acres • Crawford County, Iowa**

**Wednesday, January 25, 2023 • 10:00 AM**

**Charter Oak Community Building | 29 Main Street, Charter Oak, Iowa**

## Highlights:

- Farm selling in two tracts!
- Tract 1: 160+/- acres and house/ building site
- Tract 2: 200+/- acres
- Well-terraced and tiled Crawford County farms
- Easy access with roads on two sides and only one mile from blacktop road
- Open tenancy for 2023



L-2300107

## ONLINE SIMULCAST BIDDING

Starts Friday, January 20, 2023, at 8:00 AM.

Closes Wednesday, January 25, 2023, at close of live event.

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



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# Property Information

## Property Location:

From Charter Oak, Iowa, travel south on L51 or 140th Street for four miles. Travel east on O Avenue for one mile.

- **Tract 1:** is located northwest of the intersection at O Avenue and 150th Street.
- **Tract 2:** adjoins to the north, located southwest of the intersection at N Avenue and 150th Street.

## Legal Description:

- **Tract 1:** SE1/4 of Section 11, Township 83N, Range 41W of the 5th P.M. (Willow Twn) in Crawford County, Iowa.
- **Tract 2:** NE1/4 & E1/2E1/2NW1/4 of Section 11, Township 83N, Range 41W of the 5th P.M. (Willow Twn) in Crawford County, Iowa.

## Property Description:

Excellent opportunity to purchase two high quality farms located just a few miles south of Charter Oak, Iowa. Both tracts are nice laying farms with established terraces where needed and updated tile improvements within the last five years. Highly productive farms offering easy access with roads on two sides and only one mile to a blacktop road. The lease has been terminated and open to farm in 2023. Previous tenant has applied some fertilizer for the 2023 crop, so Buyer will be expected to reimburse for this expense based on dated fertilizer receipts and application maps collected by Seller.

- **Tract 1:** will include the house and building site as part of the 160+/- acres to be sold. Well for the house/ building site is located near Willow Creek on Tract 2. If Tract 1 and 2 are purchased by different Buyers, the Buyer on Tract 1 will need a well easement from Buyer on Tract 2. Seller shall be responsible for septic tank update. Current septic tank is located northeast of the house, near the proposed parcel split. House and buildings are being sold as-is, where-is, with no guarantees of quality or functionality.

Tract 1 and 2 have been farmed together as one tract. If different Buyers on Tract 1 and 2, then farms will need to be split at the FSA office. Recent tiling also included both tracts so tile lines run across proposed property line of Tract 1 and 2. Buyers should be aware of this if future maintenance is needed. Tile maps are available from Seller.

## Farm Data:

### Tract 1:

Cropland	143.20 acres (estimated)
Non-crop	8.23 acres (estimated)
Roads	4.00 acres
Buildings	<u>4.57 acres</u>
Total	160+/- acres

### Tract 2:

Cropland	179.12 acres (estimated)
Non-crop	16.38 acres (estimated)
Roads	<u>4.50 acres</u>
Total	200+/- acres

## FSA Information: (combined)

	<u>Base</u>	<u>Yield</u>
Corn	185 acres	149 bushels
Soybeans	141.20 acres	49 bushels

## Well Information:

Located on Tract 2. Pipe across tract 2 to provide water to house.

## 2021 Taxes:

- **Tract 1:** \$5,640 or \$36.16/acre
- **Tract 2:** \$5,744 or \$29.38/acre

## Location Map



## Aerial Photo



## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
17B	Napier-Kennebec-Colo complex, 0 to 5 percent slopes	45.96	29.81	80.0	0	74	2e
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	42.32	27.45	60.0	0	80	3e
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	25.98	16.85	45.0	0	75	4e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	22.51	14.6	86.0	0	84	3e
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	11.23	7.28	38.0	0	70	4e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	5.06	3.28	58.0	0	63	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.1	0.71	32.0	0	61	3e
TOTALS		154.18(*)	100%	65.35	-	76.52	2.94

## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	54.12	28.02	82.0	0	83	2w
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	28.24	14.62	60.0	0	80	3e
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	22.36	11.58	45.0	0	75	4e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	19.82	10.26	86.0	0	84	3e
12B	Napier silt loam, 2 to 5 percent slopes	19.03	9.85	93.0	0	89	2e
17B	Napier-Kennebec-Colo complex, 0 to 5 percent slopes	15.66	8.11	80.0	0	74	2e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	15.29	7.92	32.0	0	61	3e
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	13.49	6.98	53.0	0	75	3e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.86	1.48	58.0	0	63	3e
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	2.3	1.19	38.0	0	70	4e
TOTALS		193.17(*)	100%	68.97	-	78.85	2.67

# 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 3, 2023 or such other date agreed to by the parties.

**Earnest Payment:** A 20% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Lohman, Reitz, Sailer, Ullrich & Blazek Law Office.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lohman, Reitz, Sailer, Ullrich & Blazek Law Office (Adam Ullrich, attorney), 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on March 3, 2023 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Adam Ullrich, attorney (Lohman, Reitz, Sailer, Ullrich & Blazek Law Office).

**Sale Method:** 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. The real estate will sell in the manner resulting in the highest total price. 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:** Bohnker Family

**Auctioneer:** Kam Hartstack

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, January 20, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, January 25, 2023, 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 on-line, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

