

SIMULCAST AUCTION

79.32± Acres, Guthrie County, Iowa

Friday, March 10, 2023 • 10:00 AM

Guthrie Center Activity Center | 209 State Street, Guthrie Center, Iowa

Highlights:

- Located on paved state road, just north of Guthrie Center
- Ninety-four percent crop acres
- Potential building sites near Guthrie Center
- Forty-eight percent of soil types are Sharpsburg soils



L-2300132

ONLINE BIDDING AVAILABLE!

Starting Wednesday, March 8, 2023,
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



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For additional information, please contact:

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Property Information

Property Location: Go north one-half mile of Guthrie Center on Highway 25 to the south border of the farm. The north boundary is 210th Street, intersecting with Highway 25.

Legal Description: Parcel B NESW 31-8-31, NESW 31-80-31, and SENW 31-80-31, Victory Township, Guthrie County, Iowa

Property Description: The farm is ninety-four percent tillable with steeper, terraced slopes. The farm was in soybeans in 2022. Steeper portions are terraced, and there are some fences on the property.

Farm Data:

Cropland	74.84 acres
Non-crop	<u>4.48 acres</u>
Total	79.32 acres

FSA Information:

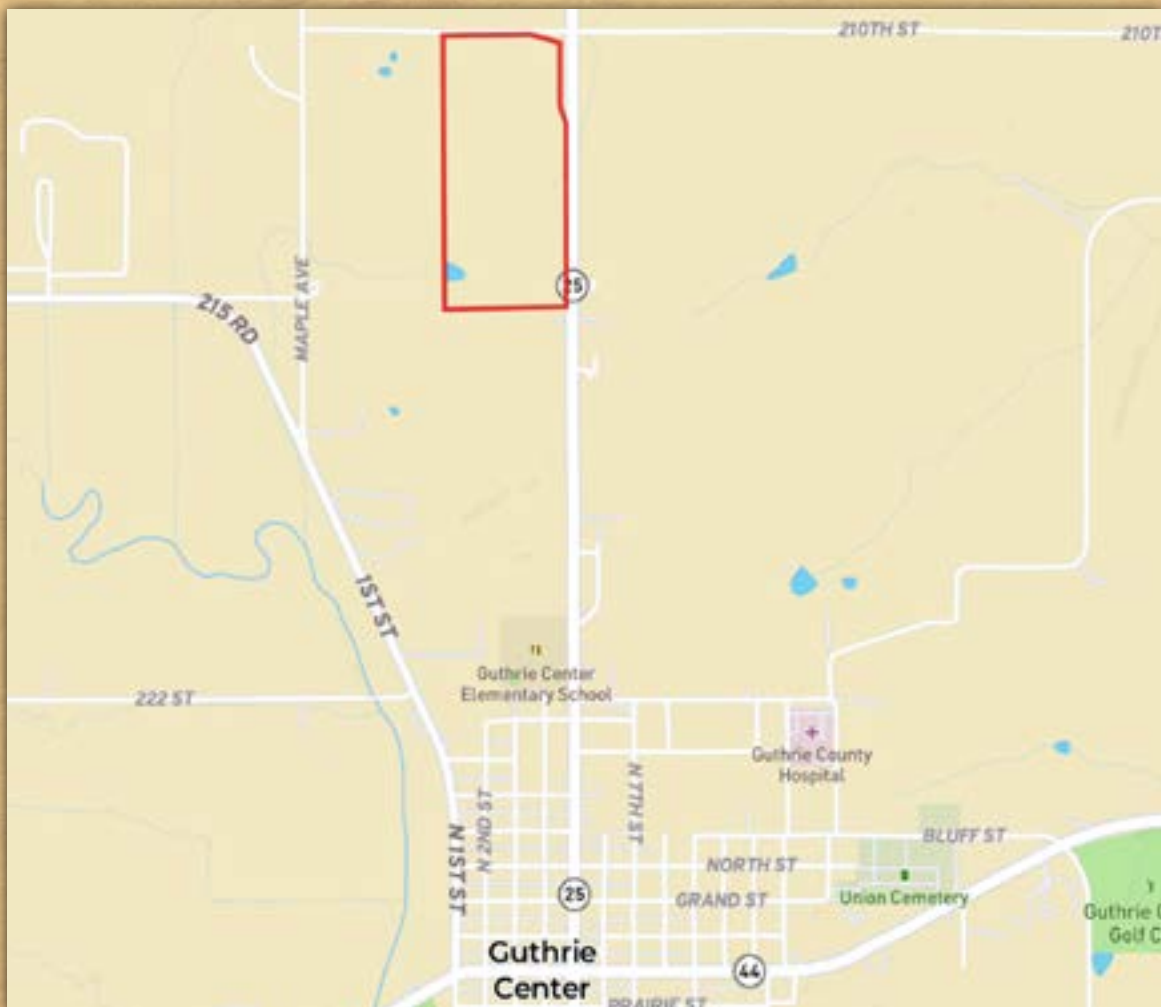
	<u>Base</u>	<u>Yield</u>
Corn	14.60 acres	98 bushels
Wheat	19.60 acres	38 bushels

Improvements: Terraces and fences

Taxes: \$1,792



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	33.47	44.28	80.0	0	85	3e
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	22.48	29.74	49.0	0	76	3e
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	14.13	18.69	54.0	0	81	3e
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	2.98	3.94	35.0	0	72	4e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	1.47	1.94	80.0	0	86	2w
W	Water	0.64	0.85	-	0	-	-
8C	Judson silty clay loam, dissected till plain, 5 to 9 percent slopes	0.44	0.58	87.0	0	93	2e
TOTALS		75.59(*)	100%	63.53	-	80.43	3.01



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 April 10, 2023, or such other date agreed to by the parties. Subject to the 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 Eric Reinhart, Attorney, Guthrie Center, Iowa.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Eric Reinhart, Attorney, Guthrie Center, Iowa, 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 equally by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 10, 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 Eric Reinhart, Attorney, Guthrie Center, Iowa.

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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. 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): Betty Ann Hoyle

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Online bidding starts **Wednesday, March 8, 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

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.

