

SIMULCAST AUCTION

101.4± Acres, Chickasaw County, Iowa

Thursday, March 2, 2023 • 10:00 AM

Chickasaw Event Center | 301 N Water Ave, New Hampton, Iowa

Highlights:

- Excellent-quality farmland
- Hard surface road, close to Ionia
- Average CSR2 is 88.8

L-2300145

ONLINE BIDDING AVAILABLE!

Starting Tuesday, February 28, 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:

Randy Mitchell, Agent
New Hampton, Iowa

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Property Information

Property Location: From Ionia, go two miles south on V14. The property will be on the east side of the road.

Legal Description: The Northwest Quarter of the Northwest Quarter, the South half of the Northwest Quarter and the North half of the Southwest Quarter of Section 36, Township 95 North, Range 14 West of the 5th P.M., Chickasaw County, Iowa. Exact legal to be determined by survey.

Property Description: High-quality farmland on a hard surface road close to Ionia with drainage tile.

Farm Data (Estimated):

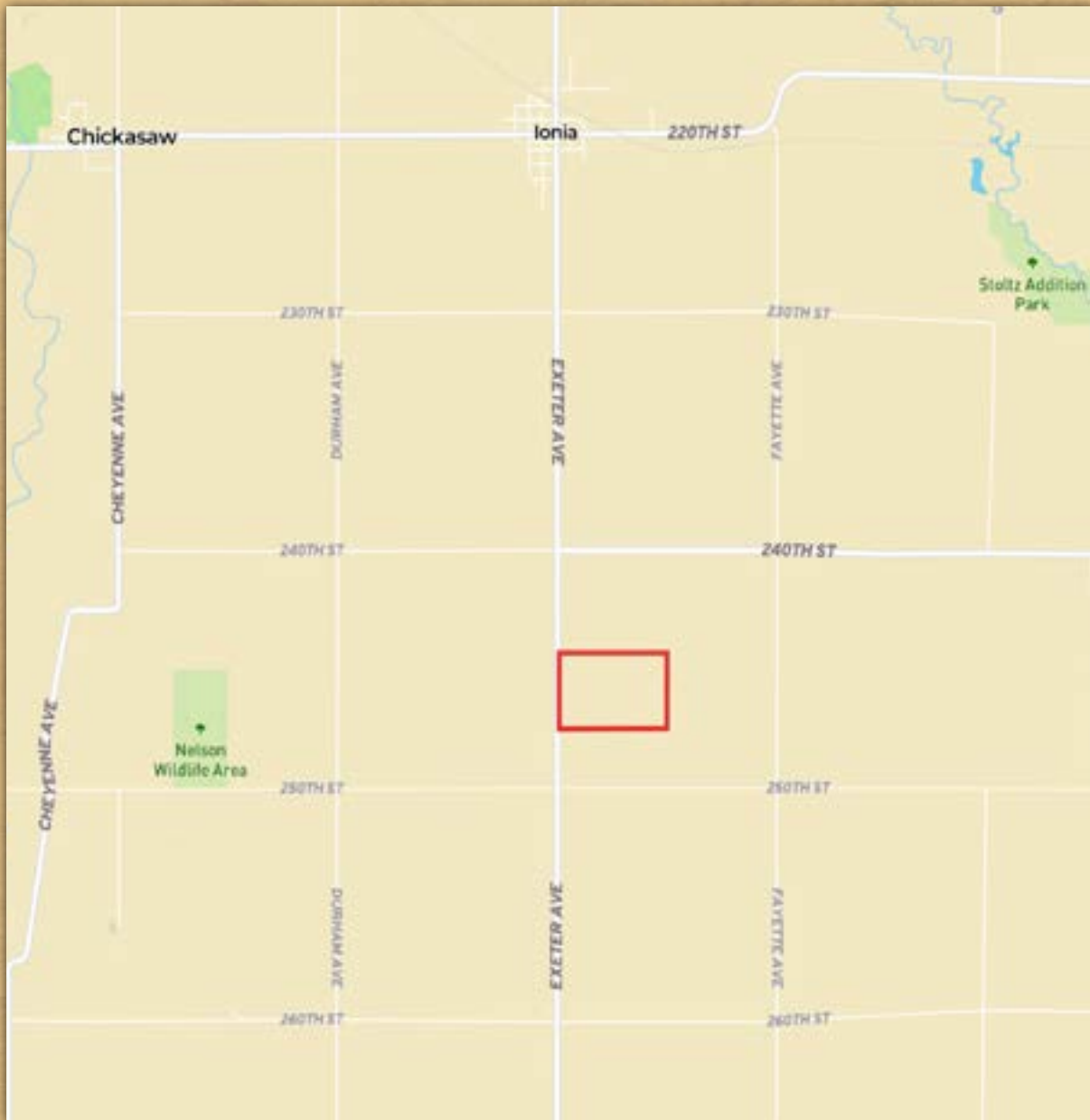
Cropland	90.01 acres
Other	<u>11.39 acres</u>
Total	101.40 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	TBD acres	163 bushels
Beans	TBD acres	48 bushels

Taxes: \$2,809

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	39.73	39.43	90.0	97	91	2e
84	Clyde clay loam, 0 to 3 percent slopes	25.45	25.26	88.0	0	91	2w
198B	Floyd loam, 1 to 4 percent slopes	23.82	23.64	89.0	0	85	2w
399	Readlyn silt loam, 1 to 3 percent slopes	5.49	5.45	91.0	100	81	1
398	Tripoli clay loam, 0 to 2 percent slopes	3.55	3.52	82.0	87	67	2w
83C	Kenyon loam, 5 to 9 percent slopes	2.29	2.27	85.0	0	90	3e
323B	Terril loam, sandy substratum, 2 to 5 percent slopes	0.44	0.44	80.0	0	89	2e
TOTALS		100.77(*)	100%	88.88	46.76	88.17	1.97



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 Thursday, March 30, 2023, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 15% 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 Kennedy and Kennedy Law Office.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Kennedy and Kennedy Law Office the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on Thursday, March 30, 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 Kennedy and Kennedy Law Office.

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.

Additional Comments: The construction of livestock confinements on this land is restricted. No restriction for manure application.

Seller(s): Flick Farms LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

Online bidding starts **Tuesday, February 28, 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.

