

SIMULCAST AUCTION

160± Acres, Tama County, Iowa

Monday, February 27, 2023 • 10:00 AM

Dysart Community Building | 418 Main Street, Dysart, Iowa

Highlights:

- Ninety-six percent tillable with a CSR2 rating of 88.98!
- Located in a large seed corn area south of Dysart, Iowa!
- Farm is close to paved highway for easy access to grain processing markets!

L-2300146

ONLINE BIDDING AVAILABLE!

Starting Monday, February 20, 2023,
at 9:00 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:

**Colton Lacina, AFM, Agent
Hudson, Iowa**

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Property Information

Property Location: From Dysart, Iowa, travel south on Highway 21 two and three-quarters of a mile, then west on 220th Street two miles. The farm is located in the northeast intersection of 220th Street and W Avenue.

Legal Description: The SW 1/4 of Section 35, Township 85 North, Range 13 West of the 5th P.M. (Clark Township) Tama County, Iowa.

Property Description: Take a look at this high quality quarter section in northern Tama County, Iowa. This farm averages 88.98 CSR2 on the cropland acres with easy access and roads on two sides. There is a lease in place for 2023, and one hundred percent of the 2023 cash rent will go to the buyer. Lease is open for

the 2024 crop year. Don't miss out on the opportunity to own a great farm in a strong agricultural/seed corn area.

Farm Data:

| | |
|------------------|-------------------|
| Cropland | 154.00 acres |
| Non-crop | 2.49 acres |
| Grassed Waterway | <u>3.51 acres</u> |
| Total | 160.00 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|------------------|
| Corn | 76.50 acres | 173 bushels/acre |
| Soybeans | 76.50 acres | 54 bushels/acre |

Taxes: \$6,286/Year (Net)

Property Location Map



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-----|-------|------|
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 76.75 | 48.87 | 90.0 | 0 | 87 | 3e |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 43.97 | 28.0 | 86.0 | 0 | 92 | 2w |
| 377B2 | Dinsdale silty clay loam, 2 to 5 percent slopes, eroded | 27.27 | 17.36 | 92.0 | 0 | 84 | 2e |
| 377C2 | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded | 8.38 | 5.34 | 85.0 | 0 | 83 | 3e |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 0.7 | 0.45 | 94.0 | 0 | 89 | 2e |
| TOTALS | | 157.06(*) | 100% | 88.98 | - | 87.68 | 2.54 |



From south, looking north



From southeast, looking northwest



From southwest corner, looking east



From northwest corner, looking east

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 6, 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 Bauch and Lechtenberg 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 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 equally by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 6, 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 Bauch and Lechtenberg 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 Buyer(s) 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): Arnola Stueck and Connie Oelmann

Auctioneer: Joel Ambrose, Marshall Hansen

Online Simultaneous Bidding Procedure:

Online bidding starts **Monday, February 20, 2023, at 9:00 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.

