

# ONLINE AUCTION

**42.14± Acres, Greene County, Iowa**  
**Friday, March 17, 2023 • 10:00 AM**

## Highlights:

- Development potential adjoining Jefferson, Iowa!
- Excellent size for any buyer
- Open lease for 2023
- Strong CSR2 of 88!



L-2300184

## ONLINE BIDDING AVAILABLE!

**Starts Wednesday, March 15, 2023, at 8:00 AM**  
**Closes Friday, March 17, 2023, at close of live event**

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



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**For additional information, please contact:**

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# Property Information

**Property Location:** From the historic bell tower in downtown Jefferson, Iowa, travel north on North Wilson Avenue for four blocks to East Reed Street. Then, travel five blocks east to the end of East Reed Street, where a formal easement leads you to the property.

**Legal Description:** All South of the RR Right of Way in the SW 1/4, SE 1/4 (except Lot 3 & Lot X) in Section 5, AND the NW 1/4, NE 1/4 & Lot X of the Irregular Survey of the NW 1/4 in Section 8, ALL IN T83N-R30W of the 5th P.M., Greene County, Iowa. (Except Lot 2 described above) Exact legal per Abstract.

**Property Description:** This one-of-a-kind farm offers it all: high-quality soils, nice size for any buyer and the opportunity for development for any use! A formal easement unlocks access to this unique asset that offers endless possibilities for your future commercial, residential or productive farmland needs. Don't miss out on your chance to purchase this rare property!

**Visit our website for drone video, easement documents and much more!**

## Farm Data:

Cropland	42.00 acres
Non-crop	<u>0.14 acres</u>
Total	42.14 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	22.00 acres	176 bushels
Soybeans	20.10 acres	48 bushels

**Exact tillable and base acres to be split by FSA.**

**Taxes:** \$1,640

## Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	24.5	59.25	88.0	0	84	2w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.91	16.71	87.0	0	82	2w
L55	Nicollet loam, 1 to 3 percent slopes	4.5	10.88	91.0	0	86	1
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	3.31	8.0	85.0	0	71	2e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.13	5.15	88.0	0	81	2e
TOTALS		41.35(*)	100%	87.92	-	82.69	1.89



# Online 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 18, 2023, or such other date agreed to by the parties. Subject to current lease. The seller is the operator on the property and is providing an open lease for 2023. There has been fertilizer applied to the field that the Buyer(s) will reimburse the Seller \$5,451.74 for at closing. This will be in addition to the final sales price.

**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 Mumma and Pedersen Trust Account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Mumma and Pedersen 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 April 18, 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 Mumma and Pedersen 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 starting Wednesday, March 15, 2023, at 8:00 AM, until Friday, March 17, 2023 at 10:00 AM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within two minutes of the auction ending will automatically extend the auction for two minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the two minute time frame. Online bids

will be made with a multiplier of forty-two acres, due to software compatibility. However, the exact acres of 42.14 times the top bid will be used when executing the formal purchase agreement. All decisions of Farmers National Company 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:** Ryan S. Smith

**Auctioneer:** Marshall Hansen

## Online Bidding Procedure

Online bidding begins Wednesday,  
March 15, 2023, at 8:00 AM.  
Bidding ends on Friday, March 17, 2023,  
at the close 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.