

# SIMULCAST AUCTION

157± Acres, Guthrie and Dallas Counties, Iowa  
Offered in Two Individual Tracts

Thursday, March 23, 2023 • 10:00 AM

Yale Community Building | 206 North Main Street, Yale, Iowa

## Highlights:

- Located in northeast Guthrie and northwest Dallas Counties
- Overall average of 98% cropland acres with 89 CSR2 rating
- Buyer receives 2023 cash rent
- Excellent location with great access along or near pavement
- Productive Canisteo-Clarion-Nicollet soils

L-2300191

## ONLINE BIDDING AVAILABLE!

Starting Tuesday, March 21, 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](http://www.FNCBid.com)



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For additional information, please contact:

**Ben Price, AFM, Agent**  
Waukee, Iowa

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# Property Information

## Property Location:

**Tract 1:** From Jamaica, travel south on County Highway P30 for two and one-half miles to the property on the west side of the highway.

**Tract 2:** From Yale, travel east on County Highway F25 for five miles. Then, turn north on B Avenue for one mile to the property on northeast side of intersection with 170th Street.

## Legal Description:

**Tract 1:** East Half of the Southwest Quarter (E1/2 SW1/4) of Section 23, Township 81 North, Range 30 West of the 5th PM in Guthrie County Iowa, except land condemned for road purposes.

**Tract 2:** South Half of the Southwest Quarter (S1/2 SW1/4) of Section 29, Township 81 North, Range 29 West of the 5th PM in Dallas County Iowa.

*Abstract to govern legal descriptions.*

**Property Description:** Outstanding farms located in northeast Guthrie and northwest Dallas Counties. Offered in two individual tracts. Overall average of 98% cropland acres with 89 CSR2 rating. Excellent location with great access along or near pavement. Productive Canisteo-Clarion-Nicollet soils. Both tracts are cash rent leased for the 2023 crop year. Seller will credit the first half 2023 cash rent to the Buyer(s) at closing. Buyer(s) will directly receive second half of cash rent in December 2023.

Cash rent for Tract 1 totals: \$23,040 (\$11,520 amounts).

Cash rent for Tract 2 totals: \$23,190 (\$11,595 amounts).

**Be sure to review fly over video, FSA documents and other information available on our website!**

## Farm Data (Tract 1):

Cropland	76.81 acres
Non-crop	<u>0.19 acres</u>
Total	77.00 acres

## Farm Data (Tract 2):

Cropland	77.25 acres
Non-crop	<u>2.75 acres</u>
Total	80.00 acres

## FSA Information (Tract 1):

	<u>Base</u>	<u>Yield</u>
Corn	40.80 acres	151 bushels
Soybeans	36.01 acres	43 bushels

## FSA Information (Tract 2):

	<u>Base</u>	<u>Yield</u>
Corn	40.98 acres	151 bushels
Soybeans	36.27 acres	43 bushels

**Taxes:** \$5,272 total

**Tract 1:** \$2,774

**Tract 2:** \$2,498

**Tract 1**



**Tract 2**



**Property Location Map**



**Tract 1 Aerial Map**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	28.83	37.94	88.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	24.37	32.07	91.0	0	86	1
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.77	18.12	88.0	0	81	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.04	11.9	87.0	0	82	2w
TOTALS		76.01(*)	100%	88.87	-	83.88	1.68

**Tract 2 Aerial Map**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L55	Nicollet loam, 1 to 3 percent slopes	30.04	38.92	91.0	0	86	1
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	20.01	25.93	87.0	0	82	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.62	21.53	88.0	0	84	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.49	13.59	88.0	0	81	2e
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.02	0.03	75.0	0	81	2w
TOTALS		77.18(*)	100%	88.91	-	83.85	1.61

# 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 25, 2023, or such other date agreed to by the parties. Subject to 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 Farmers National Company.

**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.  
**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on April 25, 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 Farmers National Company.

**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 survey cost will be paid equally by both the Buyer(s) and Seller. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** 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. 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):** Douglas and Susan Oliver Living Trust

**Auctioneer:** Joel Ambrose, Marshall Hansen

## Online Simultaneous Bidding Procedure:

Online bidding starts Tuesday, **March 21, 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](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.

