

# ONLINE AUCTION

228.26± Taxable Acres, Plymouth County, Iowa  
Offered in Two Individual Tracts

## Highlights:

- Available for the 2023 growing season; no lease in place
- Has been in the CRP program for many years; just coming out
- Can be planted to row crops for 2023 season



L-2300238

## ONLINE BIDDING AVAILABLE!

Starts Wednesday, April 19, 2023, at 8:00 AM  
Closes Friday, April 21, 2023, at 12:00 PM Noon

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:

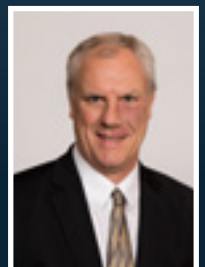
Paul Sickler, AFM, Agent  
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# Property Information

## Property Locations:

**Tract 1:** From the stop light in Hinton, Iowa, travel seven miles west on County Road C-60 and then two miles north on South Ridge Road to the southwest corner of Tract 1.

**Tract 2:** From the stop light in Hinton, Iowa, travel four miles west on County Road C-60 then two miles north on County Road K-22. Then, head west one mile on C-43 and one mile north on Granite Avenue to the southeast corner of Tract 2.

## Legal Descriptions:

**Tract 1:** S1/2 SW1/4 of Section 29, T91, R47W

**Tract 2:** S1/2 of Section 21, T91N, R47W, except the West 2,719.57 feet thereof, including the county road.

**Property Description:** This online only auction presents a great opportunity to purchase productive parcels of western Plymouth County farmland. Both of these properties have been in the CRP program for several years but have now been removed from the CRP program. They are both available to be planted to row crops in 2023. If you are in the market for add-on

parcels of farmland with good income potential, don't miss this online auction.

**Taxes:** \$4,742 (Total)

**Tract 1:** \$1,758

**Tract 2:** \$2,984

## Farm Data (Tract 1):

Cropland	<u>78.20 FSA acres</u>
Total	77.00 taxable acres

## Farm Data (Tract 2):

Cropland	<u>135.30 FSA acres</u>
Non-crop	<u>15.96 acres</u>
Total	151.26 taxable acres

## FSA Information (Tract 1):

	<u>Base</u>	<u>Yield</u>
Corn	39.20 acres	109 bushels

## FSA Information (Tract 2):

	<u>Base</u>	<u>Yield</u>
Corn	82.40 acres	109 bushels
Oats	5.30 acres	66 bushels

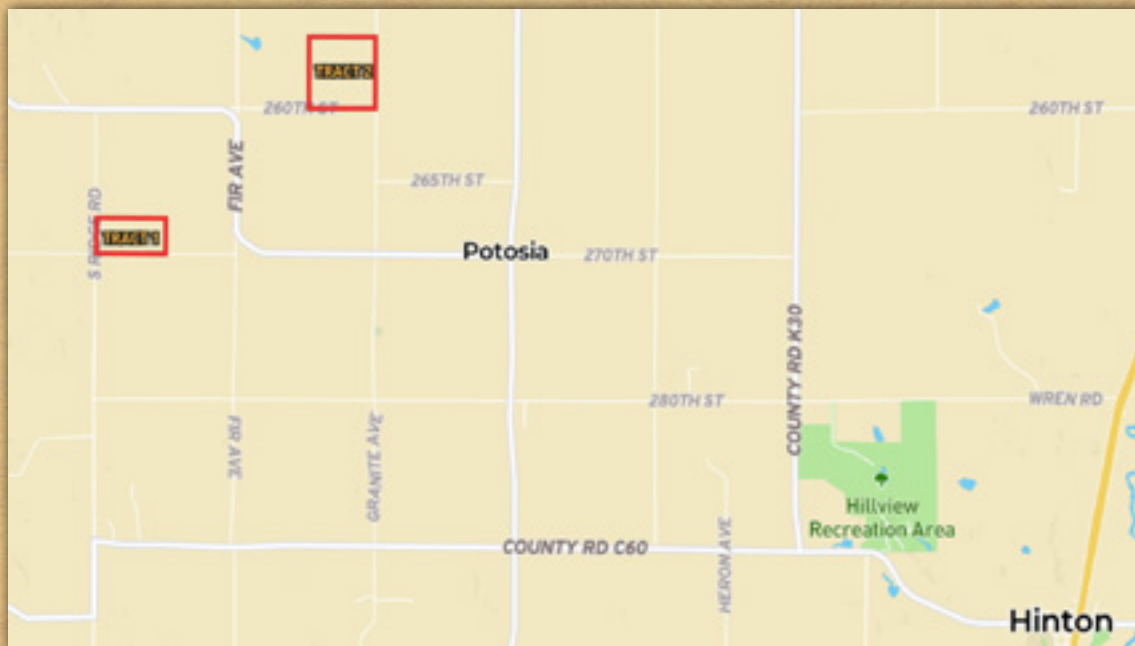
**Tract 1**



**Tract 2**



## Property Location Map



**Tract 1 Aerial Map**

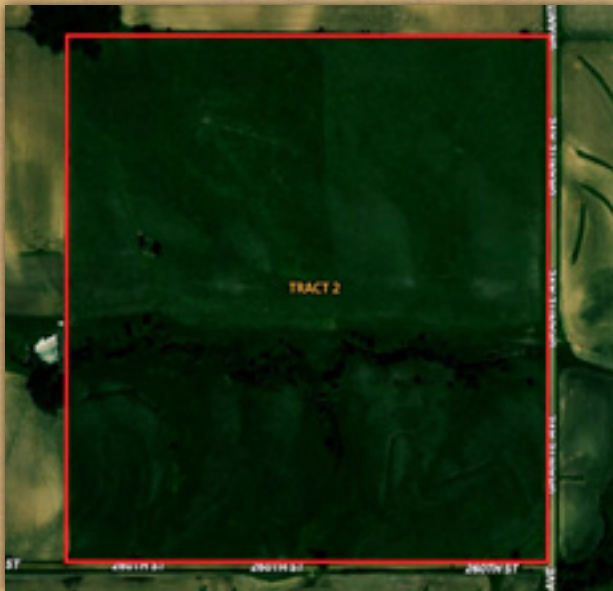


**Tract 1 Soil Map**

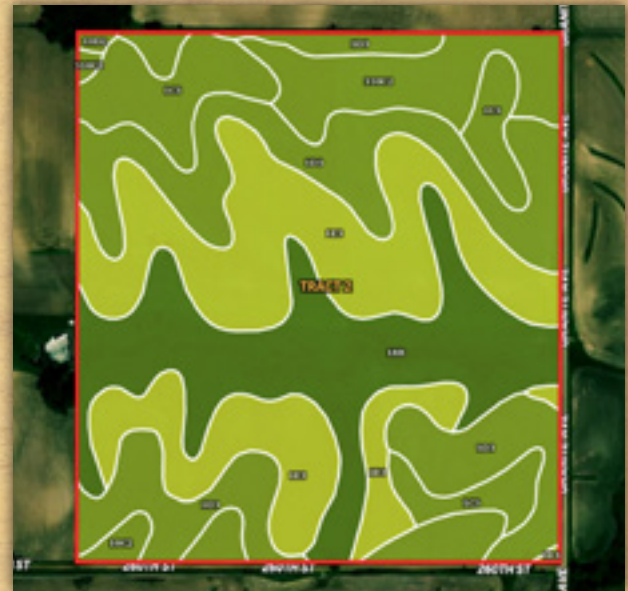


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	31.87	41.54	86.0	0	84	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	21.26	27.71	32.0	0	61	3e
18B	McPaul-Kennebec silt loams, 2 to 5 percent slopes	12.07	15.73	75.0	0	84	2e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	4.08	5.32	58.0	0	63	3e
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	3.94	5.13	18.0	0	57	4e
10B	Monona silt loam, 2 to 5 percent slopes	3.52	4.59	95.0	0	90	2e
TOTALS		76.74(*)	100%	64.75	-	75.41	2.85

**Tract 2 Aerial Map**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	45.0	30.23	18.0	0	57	4e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	39.65	26.63	32.0	0	61	3e
18B	McPaul-Kennebec silt loams, 2 to 5 percent slopes	32.08	21.55	75.0	0	84	2e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	14.59	9.8	58.0	0	63	3e
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	11.73	7.88	84.0	82	69	3e
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	5.45	3.66	86.0	0	84	3e
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	0.38	0.26	60.0	0	80	3e
TOTALS		148.88(*)	100%	45.73	6.46	66.46	3.09

# 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:** Full possession will be granted at closing on May 22, 2023, or such other date agreed to by the parties.

**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. 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 May 22, 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.

**Sale Method:** The real estate will be offered in two individual tracts. All bids are open for advancement starting Wednesday, April 19, 2023, at 8:00 AM, until Friday, April 21, 2023 at 12:00 PM noon, 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 five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. 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:** Dean E. Beaulieu Trust

## Online Bidding Procedure

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April 19, 2023, at 8:00 AM.  
Bidding ends on Friday, April 21, 2023,  
at 12:00 PM noon.

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.

