

# SIMULCAST AUCTION

154.6± Acres, Butler County, Iowa

Thursday, June 1, 2023 • 10:00 AM

Legend Trail Golf Course | 1403 Highway 57, Parkersburg, Iowa

## Highlights:

- CSR2 well above Butler County average
- Entire farm classified as NHEL
- Located on paved roads for semi access
- 94.9% tillable

L-2300256

## ONLINE BIDDING AVAILABLE!

Starts Tuesday, May 30, 2023, at 8:00 AM

Closes Thursday, June 1, 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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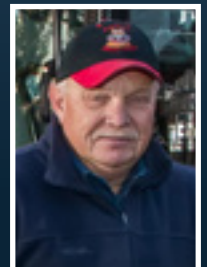
For additional information, please contact:

**Jon Peterson, Agent**  
Lorimor, Iowa

Cell: (515) 360-1567

[JPeterson@FarmersNational.com](mailto:JPeterson@FarmersNational.com)

[www.FarmersNational.com/JonPeterson](http://www.FarmersNational.com/JonPeterson)



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# Property Information

**Property Location:** From Applington, Iowa, take County road T25 (Hickory Avenue) north five miles to County road C51 (270th Street) to the southeast corner of the farm. Farm lies to the west of T25 and the north of C51.

**Legal Description:** SE1/4 Section 30 T91N R17W Ripley Township Butler County, Iowa

**Property Description:** Highly-tillable row crop farm with an average CSR2 of 91.5. This farm has 146.8 tillable acres currently, and it does not take water from adjoining farms but has enough slope to prevent surface-ponding.

**Improvements:** 1,500 square foot, one-story home built in 1977 in below average condition. Barn and corn crib built in 1950, and machine shed built in 1961.

## Farm Data:

Cropland	146.82 acres
Waterways	3.68 acres
Buildings	<u>4.10 acres</u>
Total	154.60 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	84.70 acres	168 bushels
Soybeans	54.80 acres	49 bushels

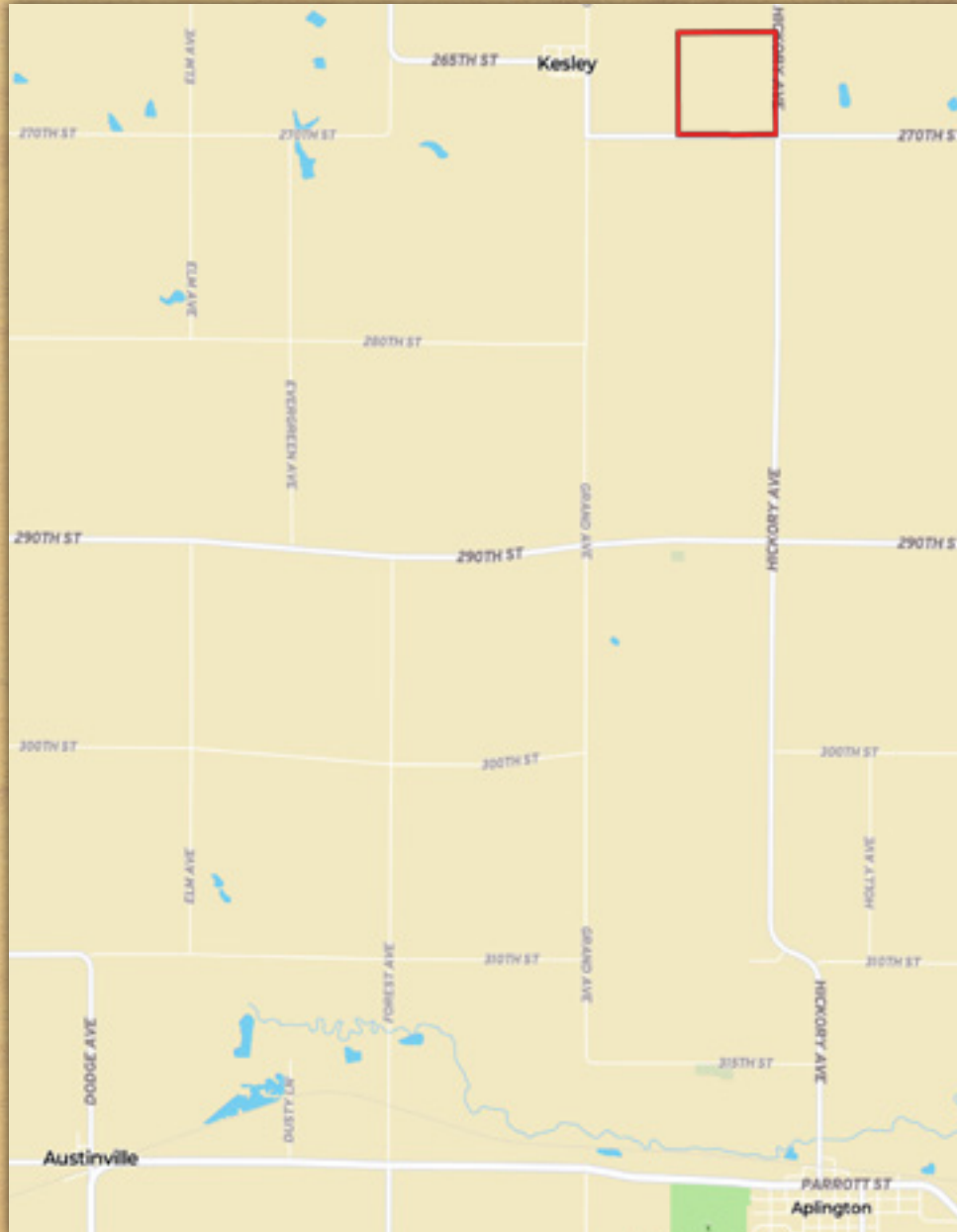
## 2023 Soil Test Analysis:

Averages: PH-6.6, OM-5.6, P-55, K-222, CEC-20.6

**Additional Comments:** House is served by rural water.

**Taxes:** \$6,720

## Property Location Map

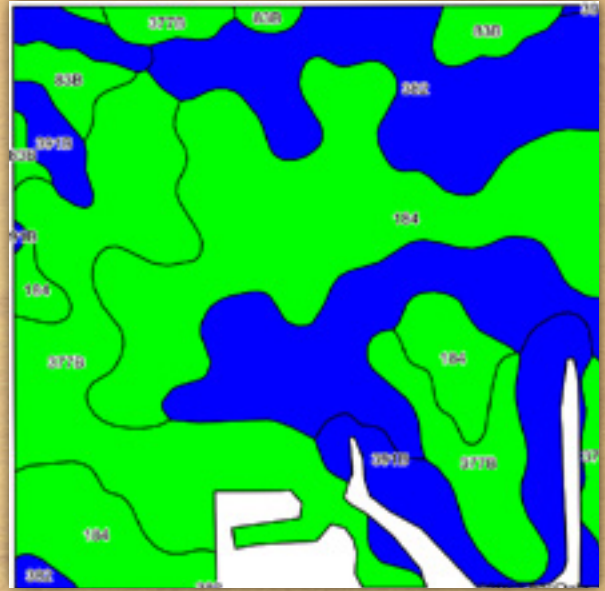




FSA Map



Soil Map



Area Symbol: IA023, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	46.34	31.6%		95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	39.55	26.9%		94
382	Maxfield silty clay loam, 0 to 2 percent slopes	39.47	26.9%		87
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.12	10.3%		87
83B	Kenyon loam, 2 to 5 percent slopes	6.34	4.3%		90
<b>Weighted Average</b>					<b>91.5</b>





# 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 October 3, 2023, or such other date agreed to by the parties. Subject to 2023 crop being removed.

**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 Trust.

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

**Closing:** The sale closing is on October 3, 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 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:** House showing by appointment. Please contact selling agent, Jon Peterson (515-360-1567). Buyer is responsible for bringing septic system up to date at Buyer's expense.

**Seller(s):** Marjorie Junker, Robert Junker POA

**Auctioneer(s):** Joel Ambrose, Marshall Hansen

## Online Bidding Procedure

Online bidding begins Tuesday,  
May 30, 2023, at 8:00 AM.

Bidding ends on Thursday, June 1, 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.

