



Farmers
National
Company™

www.FarmersNational.com

L-2300286



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

75.49± Acres, Mahaska County, Iowa

Wednesday, August 30, 2023 | 10:00 AM

Fremont Community Center | 107 E Main Street, Fremont, Iowa

Highlights:

- Average CSR2 of 85.99
- Drainage tile
- Gently rolling NHEL land
- Open tenancy for 2024

For additional information, please contact:

John Van Zee, Agent | (641) 521-0151
JVanZee@FarmersNational.com

Eric Van Zee, Agent | (515) 971-2633
EVanZee@FarmersNational.com

Bidding Starts | Tuesday, August 29, 2023, at 8:00 AM

Bidding Ends | Wednesday, August 30, 2023, at close of live event

To register and bid go to: www.fnctbid.com

Property Information

Directions to Property:

Take Highway 23 to Fremont, Iowa. Go south on South Miles Street approximately two miles, following Whitwell Avenue west to the property. Property is on the south side of Whitwell Avenue.

Legal Description:

NE 1/4 of SW 1/4 Except parcel, and the SE 1/4 of SW 1/4 all in 26-74-14. Final legal description subject to updated abstract

Property Description:

Open Tenancy for 2024. Taintor and Mahaska soils on gently rolling topography in a good location.

Farm Data:

Cropland	<u>75.49 acres</u>
Total	75.49 acres

Improvements:

- Drainage tile

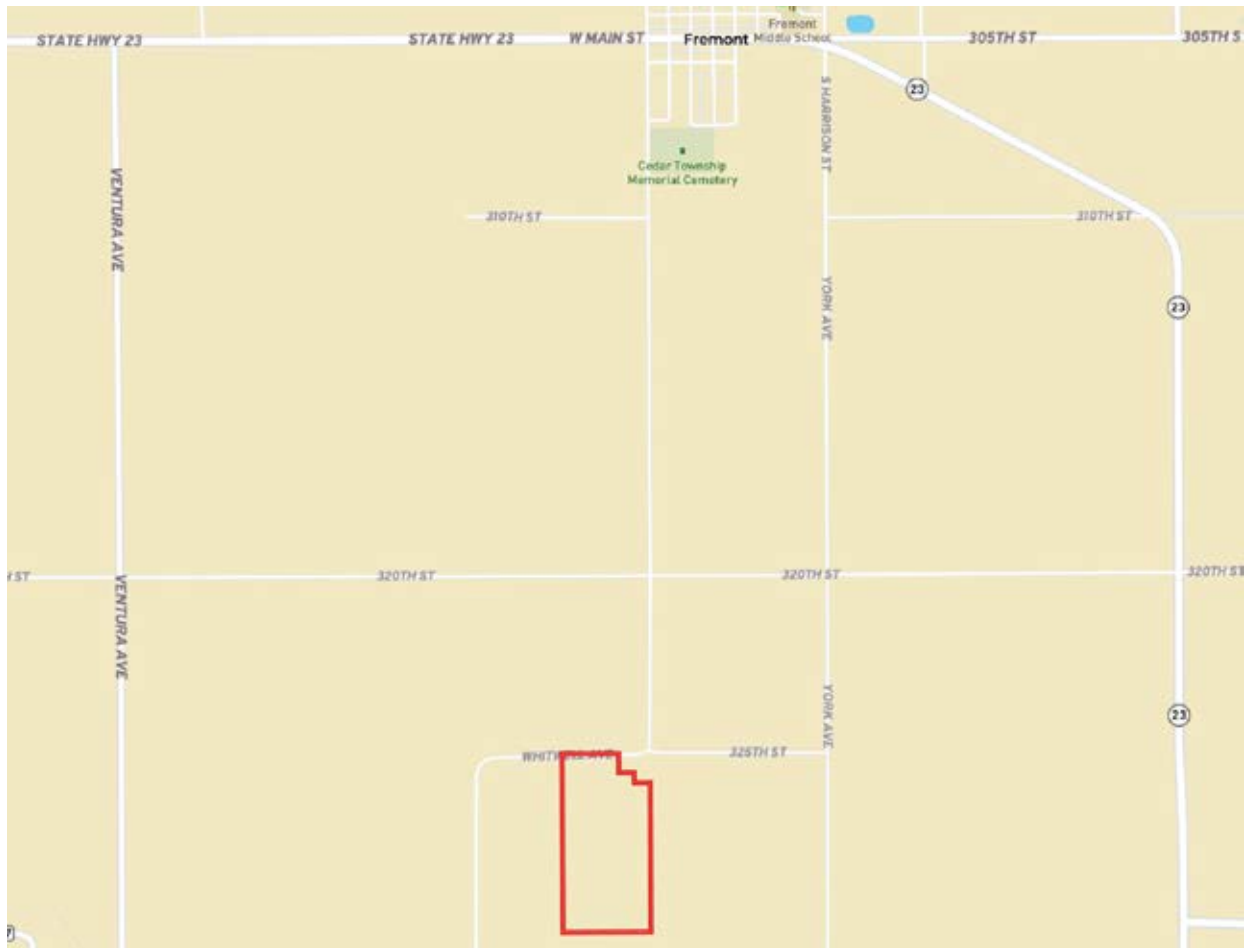
Taxes:

- \$2,726

Additional Comments:

Open tenancy for 2024.

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
280B	Mahaska silty clay loam, 2 to 5 percent slopes	30.1	39.69	89.0	0	86	2e
279	Taintor silty clay loam, 0 to 2 percent slopes	20.35	26.83	83.0	0	84	2w
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.17	16.05	94.0	0	87	1
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	6.65	8.77	72.0	0	92	3e
570C	Nira silty clay loam, 5 to 9 percent slopes	3.42	4.51	76.0	0	97	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	2.3	3.03	86.0	0	92	2w
570B	Nira silty clay loam, 2 to 5 percent slopes	0.55	0.73	81.0	0	98	2e
281B	Otley silty clay loam, 2 to 5 percent slopes	0.31	0.41	91.0	0	89	2e
TOTALS		75.85(*)	100%	85.99	-	86.94	1.97



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 27, 2023, or such other date agreed to by the parties. Subject to 2023 lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, 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 October 27, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in 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.

Seller: Joy and Mark Rhinehart

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, August 29, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 30, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:
www.fnccbid.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 on-line 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.