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L-2300330

Tract 1

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

323.8± Acres, Chickasaw County, Iowa

Thursday, August 17, 2023 | 10:00 AM

Chickasaw Event Center | 301 N Water Avenue, New Hampton, Iowa

Highlights:

- Selling four separate tracts of quality land close to an ethanol plant
- Great opportunity to add good land to your operation
- Open for a new operator in 2024, and on a hard surface road

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding Starts | Monday, August 14, 2023, at 8:00 AM

Bidding Ends | Thursday, August 17, 2023, at close of live event

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

Property Information | Tract 1

Directions to Property:

From Lawler, go northeast on Highway 24 one-quarter mile to V56, then turn left, and go north two and one-half miles. Tract 1 will be on the west side of the road.

Legal Description:

Legal TBD by survey

Property Description:

Well-maintained land with some drainage tile and in an area where farmland does not often come up for sale.

Farm Data:

Cropland	38.22 acres
Other	2.60 acres
Total	40.82 acres

FSA Information:

	Base	Yield
Corn	23.13 acres	157 bushels
Soybeans	11.43 acres	50 bushels

Taxes:

- \$1,056

Property Location Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	16.49	41.65	88.0	0	91	2w
399	Readlyn silt loam, 1 to 3 percent slopes	10.56	26.67	91.0	0	79	1
783B	Cresco loam, 2 to 5 percent slopes	6.81	17.2	73.0	0	76	2e
198B	Floyd loam, 1 to 4 percent slopes	5.72	14.45	89.0	0	88	2w
TOTALS		39.58(*)	100%	86.34	-	84.76	1.73

Property Information | Tract 2

Directions to Property:

From Lawler, go northeast on Highway 24 one-quarter mile to V56, then turn left, and go north one mile. Tracts 2, 3 and 4 will be on both sides of the road.

Legal Description:

Legal TBD by survey

Property Description:

Well-maintained land with some drainage tile and in an area where farmland does not often come up for sale.

Farm Data:

Cropland	84.25 acres
Other	4.47 acres
Total	88.72 acres

FSA Information (Tracts 2 & 3):

	Base	Yield
Corn	TBD	157 bushels
Soybeans	TBD	50 bushels

Taxes:

- \$2,245.65

Soils Map



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
407B	Schley loam, 1 to 4 percent slopes	20.92	24.04	81.0	0	95	2w
84	Clyde clay loam, 0 to 3 percent slopes	17.52	20.13	88.0	0	91	2w
198B	Floyd loam, 1 to 4 percent slopes	9.46	10.87	89.0	0	88	2w
399	Readlyn silt loam, 1 to 3 percent slopes	9.11	10.47	91.0	0	79	1
482B	Racine loam, 2 to 5 percent slopes	7.01	8.06	76.0	0	63	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	5.94	6.83	87.0	0	89	2w
83B	Kenyon loam, 2 to 5 percent slopes	5.6	6.44	90.0	0	87	2e
171B	Bassett loam, 2 to 5 percent slopes	4.52	5.19	85.0	0	86	2e
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.87	3.3	54.0	0	82	2w
177B	Saude loam, 2 to 5 percent slopes	1.28	1.47	55.0	0	77	2s
394B	Ostrander loam, 2 to 5 percent slopes	1.24	1.42	88.0	0	77	2e
798B	Protivin loam, 1 to 4 percent slopes	1.21	1.39	61.0	0	79	2e
471B	Oran loam, 2 to 5 percent slopes	0.32	0.37	74.0	0	77	1
TOTALS		87.0(*)	100%	83.62	-	86.53	1.89

Property Information | Tract 3

Directions to Property:

From Lawler, go northeast on Highway 24 one-quarter mile to V56, then turn left, and go north one mile. Tracts 2, 3 and 4 will be on both sides of the road.

Legal Description:

Legal TBD by survey

Property Description:

Well-maintained land with some drainage tile and in an area where farmland does not often come up for sale.

CRP Information:

- 3.9 acres, due to expire September 30, 2032. Annual payment of \$1,170

Farm Data:

Cropland	64.45 acres
CRP	3.90 acres
Other	4.29 acres
Total	72.64 acres

FSA Information (Tracts 2 & 3):

	Base	Yield
Corn	TBD	157 bushels
Soybeans	TBD	50 bushels

Taxes:

- \$1,922.75

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	21.12	29.58	88.0	0	91	2w
394B	Ostrander loam, 2 to 5 percent slopes	10.82	15.15	88.0	0	77	2e
781B	Lourdes loam, 2 to 5 percent slopes	10.6	14.85	68.0	0	78	2e
783B	Cresco loam, 2 to 5 percent slopes	6.2	8.68	73.0	0	76	2e
798B	Protivin loam, 1 to 4 percent slopes	5.92	8.29	61.0	0	79	2e
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.51	4.92	54.0	0	82	2w
285B	Burkhardt sandy loam, 2 to 5 percent slopes	3.46	4.85	18.0	0	48	3e
323B	Fort Dodge loam, 2 to 5 percent slopes	2.6	3.64	79.0	4	96	2e
399	Readlyn silt loam, 1 to 3 percent slopes	2.6	3.64	91.0	0	79	1
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	2.18	3.05	78.0	0	81	3e
83C	Kenyon loam, 5 to 9 percent slopes	1.76	2.46	85.0	0	86	3e
177B	Saude loam, 2 to 5 percent slopes	0.36	0.5	55.0	0	77	2s
83B	Kenyon loam, 2 to 5 percent slopes	0.18	0.25	90.0	0	87	2e
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	0.1	0.14	48.0	0	78	2w
TOTALS		71.41(*)	100%	75.62	0.15	81.36	2.07

Property Information | Tract 4

Directions to Property:

From Lawler, go northeast on Highway 24 one-quarter mile to V56, then turn left, and go north one mile. Tracts 2, 3 and 4 will be on both sides of the road.

Legal Description:

Legal TBD by survey

Property Description:

Well-maintained land with some drainage tile and in an area where farmland does not often come up for sale.

CRP Information:

- 2.2 acres, due to expire September 30, 2031. Annual payment of \$609

Farm Data:

Cropland	112.55 acres
CRP	2.20 acres
Other	6.87 acres
Total	121.62 acres

FSA Information:

	Base	Yield
Corn	84.70 acres	143 bushels
Soybeans	27.85 acres	45 bushels

Taxes:

- \$2,742

Soils Map



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	25.3	20.86	54.0	0	82	2w
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.5	14.43	87.0	0	89	2w
394B	Ostrander loam, 2 to 5 percent slopes	13.88	11.45	88.0	0	77	2e
83B	Kenyon loam, 2 to 5 percent slopes	11.99	9.89	90.0	0	87	2e
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	11.5	9.48	84.0	0	77	3e
323B	Fort Dodge loam, 2 to 5 percent slopes	9.6	7.92	79.0	4	96	2e
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	8.53	7.03	48.0	0	78	2w
285B	Burkhardt sandy loam, 2 to 5 percent slopes	6.17	5.09	18.0	0	48	3e
407B	Schley loam, 1 to 4 percent slopes	5.57	4.59	81.0	0	95	2w
198B	Floyd loam, 1 to 4 percent slopes	3.77	3.11	89.0	0	88	2w
177B	Saude loam, 2 to 5 percent slopes	2.78	2.29	55.0	0	77	2s
171B	Bassett loam, 2 to 5 percent slopes	2.49	2.05	85.0	0	86	2e
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	2.18	1.8	41.0	0	55	3e
TOTALS		121.26(*)	100%	71.53	0.32	81.81	2.16

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 September 21, 2023, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% 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 Kennedy & Kennedy Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Kennedy & Kennedy Trust Account 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 September 21, 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 Kennedy & Kennedy Trust Account.

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 four 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: Patrick Murray, Jack Murray, Mary Lensing

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, August 14, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 17, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:

www.fnctbid.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.