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L-2300355

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

178.81± Acres, Winneshiek County, Iowa

Tuesday, August 29, 2023 | 10:00 AM

Fort Atkinson Community Center | 303 3rd Street NW, Fort Atkinson, Iowa

Highlights:

- **Unique farm; 75% tillable and 25% recreational**
- **Close to Fort Atkinson**
- **Good deer and turkey hunting in recreational area**

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding Starts | Thursday, August 24, 2023, at 8:00 AM
Bidding Ends | Tuesday, August 29, 2023, at close of live event

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

Property Information

Directions to Property:

From Fort Atkinson, take B32 east one mile and the property will be on both sides of the road.

Legal Description:

The Northeast Quarter, except Lot 2 in the Northwest Quarter of the Northeast Quarter and except Lot 1 in the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 16, and the East Half of the West Half of the Southwest Quarter of the Southeast Quarter of Section 9, all in Township 96 North, Range 9 West of the 5th P.M., subject to public highways, in Winneshiek County, Iowa.

Property Description:

Good opportunity to purchase farmland along with recreational ground. Possible building spots.

Farm Data:

Cropland	134.34 acres
Timber	37.23 acres
Other	<u>7.24 acres</u>
Total	178.81 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	102.9 acres	132 bushels
Oats	.76 acres	59 bushels

2021 Taxes:

\$2,916.00

Property Location Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
814	Rockton loam, 0 to 2 percent slopes	58.24	31.49	55.0	0	64	2e
914B	Winneshiek loam, 2 to 5 percent slopes	23.85	12.89	38.0	0	60	2e
499G	Nordness silt loam, 14 to 40 percent slopes	23.71	12.82	5.0	0	11	7s
806B	Whalan silt loam, 2 to 5 percent slopes	9.6	5.19	39.0	0	60	2e
499D	Nordness silt loam, 5 to 14 percent slopes	7.57	4.09	14.0	0	45	6s
512C	Marlean loam, 5 to 9 percent slopes	7.37	3.98	54.0	0	63	4e
512B	Marlean loam, 2 to 5 percent slopes	7.26	3.93	62.0	0	68	3e
109B	Backbone sandy loam, 2 to 5 percent slopes	6.76	3.65	35.0	0	59	4s
1763F2	Fayette-Exette complex, 18 to 25 percent slopes, moderately eroded	5.92	3.2	26.0	0	58	6e
512C2	Marlean loam, 5 to 9 percent slopes, moderately eroded	4.98	2.69	52.0	0	59	4e
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	4.41	2.38	46.0	0	81	3e
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	3.77	2.04	77.0	0	74	2w
163F	Fayette silt loam, 18 to 25 percent slopes	3.7	2.0	21.0	0	64	6e
480F2	Orwood silt loam, 18 to 25 percent slopes, moderately eroded	3.44	1.86	24.0	0	66	6e
814D	Rockton loam, 9 to 14 percent slopes	2.51	1.36	23.0	0	60	4e
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.48	1.34	35.0	0	77	4e
109C	Backbone sandy loam, 5 to 9 percent slopes	1.95	1.05	37.0	0	59	4s
582C2	Kasson loam, 5 to 9 percent slopes, eroded	1.76	0.95	66.0	0	74	3e
814C	Rockton loam, 5 to 9 percent slopes	1.63	0.88	47.0	0	63	3e
444C	Jacwin loam, 5 to 9 percent slopes	1.57	0.85	56.0	0	59	3e
285F	Burkhardt loam, 14 to 25 percent slopes	1.07	0.58	10.0	0	35	6s
487B	Otter-Worthen complex, 1 to 4 percent slopes	0.8	0.43	79.0	0	82	2w
RIVER	Water, rivers and streams	0.38	0.21	-	0	-	-
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.2	0.11	65.0	0	88	2w
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	0.01	0.01	76.0	0	74	2w
2486	Spillville, occasionally flooded-Waukee complex, 0 to 2 percent slopes	0.01	0.01	81.0	0	77	2w
TOTALS		184.95(*)	100%	40.25	-	55.87	3.48



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 28, 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 Anderson Law Office 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 Anderson Law Office 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 28, 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 Anderson Law Office Trust Account.

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. The real estate will sell in the manner resulting in the highest total price. 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: Ida Ameling Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, August 24, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 29, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to:

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 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.

