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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**117± Acres, Palo Alto County, Iowa**

**Thursday, August 3, 2023 | 10:00 AM**

**Mallard Community Center | 605 Inman Street, Mallard, Iowa**

## Highlights:

- **Highly productive farmland**
- **Outstanding soil quality**
- **Open tenancy for 2024 crop year**

**For additional information, please contact:**

**Mike Wentzel, Agent | (712) 298-1239**

**[MWentzel@FarmersNational.com](mailto:MWentzel@FarmersNational.com)**

# Bidding Starts | Monday, July 31, 2023, at 10:00 AM

## Bidding Ends | Thursday, August 3, 2023, at close of live event

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

### Property Information

#### Directions to Property:

Six miles west of Mallard, Iowa, on County Road B-63 then three-quarters of a mile south.

#### Legal Description:

The West half of the Southeast Quarter (W 1/2 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE of SE1/4) of Section 25, T94, R34W

#### Property Description:

Nearly level farm with good drainage.

#### Farm Data:

Cropland 115.20 acres  
Total 115.20 acres

#### FSA Information:

	Base	Yield
Corn	57.60 acres	158 bushels
Soybeans	57.60 acres	49 bushels

#### Taxes:

- \$3,614

### Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	55.31	46.28	89.0	98	82	1
507	Canisteo clay loam, 0 to 2 percent slopes	37.23	31.15	84.0	92	82	2w
138B	Clarion loam, 2 to 6 percent slopes	12.86	10.76	89.0	95	85	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.81	6.54	59.0	87	75	3w
107	Webster clay loam, 0 to 2 percent slopes	6.32	5.29	86.0	93	83	2w
TOTALS		119.5 3(*)	100%	85.35	94.85	81.94	1.6



# 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 March 1, 2024, or such other date agreed to by the parties. Subject to current 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 Buchanan Law Office.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Mike Gabor of Buchanan Law Office 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 14, 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 Buchanan Law Office.

**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 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:** Urban M. Fogerty Trust; Mary Louise Lalonde Trustee, John Fogerty Trustee

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, July 31, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 3, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnctbid.com](http://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.