



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

115.14± Acres, Chickasaw County, Iowa

Thursday, August 24, 2023 | 10:00 AM

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

Highlights:

- Two separate tracts, high CSR2 numbers
- Both tracts well tiled and open for new operator in 2024
- Tract 2 has two smaller bins

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding Starts | Monday, August 21, 2023, at 8:00 AM
Bidding Ends | Thursday, August 24, 2023, at close of live event

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

Property Information

Directions to Property:

Tract 1: From Alta Vista, go two and one-half miles south on V18 to 140th Street; turn left and go east one-half mile. Property will be on the north side of the road.

Tract 2: From the south edge of North Washington go west on 170th Street three miles to Durham Avenue, turn right and go north three-quarters of a mile. Property will be on the east side of the road.

Legal Description:

Parcel 2019-56 in the Southwest Quarter of Section 5, Township 96 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa containing 34.38 acres, including .79 acre of 140th Street Right-of-Way, subject to any easements recorded or unrecorded.

AND

The North One-Half of the Northwest Quarter of Section 23, Township 96 North, Range 14 West of the 5th P.M., in Chickasaw County, Iowa.

Property Description:

Both tracts have good soil types and well drained. Well maintained.

2021 Taxes:

Tract 1: \$998.43

Tract 2: \$2,150.65

Farm Data:

• **Tract 1:**

Cropland	33.62 acres
Other	<u>.76 acres</u>
Total	34.38 acres

• **Tract 2:**

Cropland	77.56 acres
Buildings	1.69 acres
Other	<u>1.51 acres</u>
Total	80.76 acres

FSA Information:

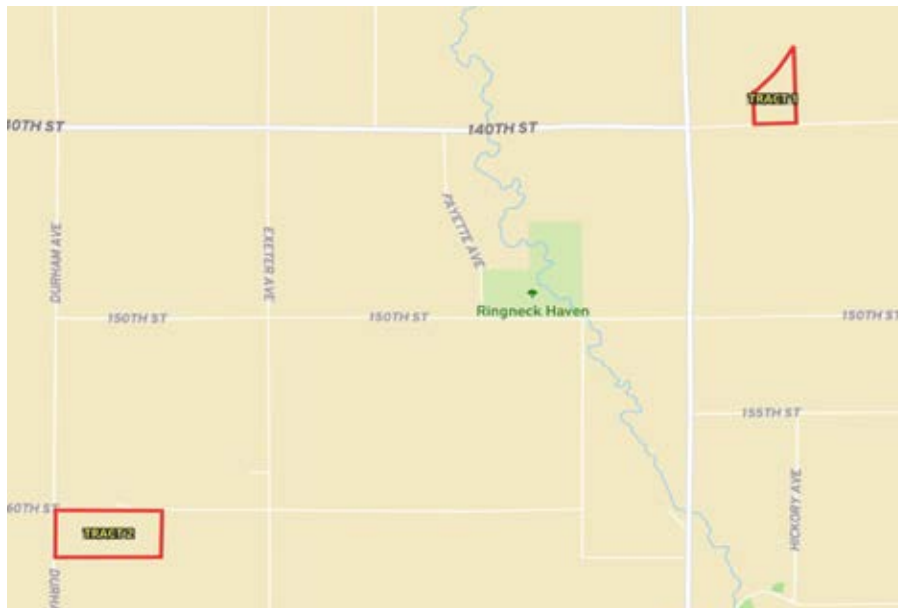
• **Tract 1:**

	<u>Base</u>	<u>Yield</u>
Corn	21.64 acres	155 bushels
Soybeans	11.97 acres	44 bushels

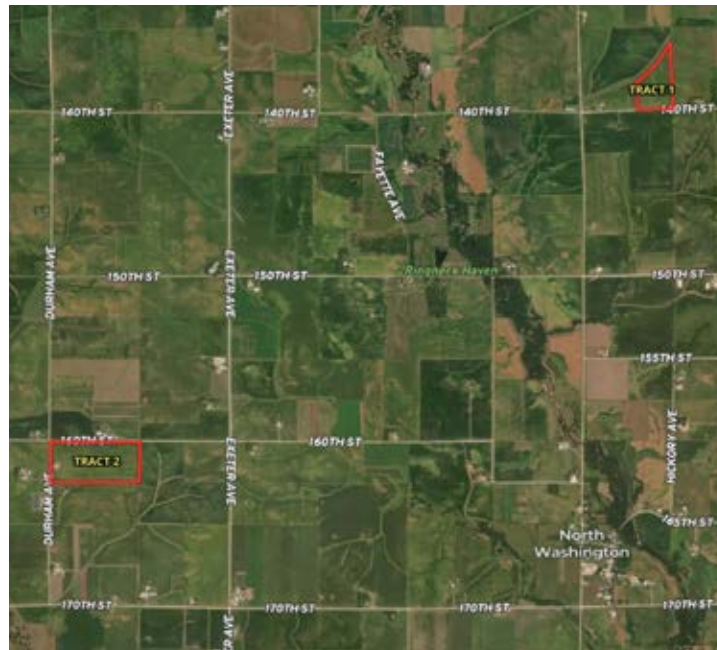
• **Tract 2:**

	<u>Base</u>	<u>Yield</u>
Corn	48.01 acres	155 bushels
Soybeans	29.5 acres	44 bushels

Property Location Map



Aerial Map



Tract 1: Aerial Map



Tract 1: Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
198B	Floyd loam, 1 to 4 percent slopes	15.76	46.99	89.0	0	88	2w
84	Clyde clay loam, 0 to 3 percent slopes	11.73	34.97	88.0	0	91	2w
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.62	7.81	77.0	0	80	3e
171B	Bassett loam, 2 to 5 percent slopes	2.21	6.59	85.0	0	86	2e
482B	Racine loam, 2 to 5 percent slopes	0.54	1.61	76.0	0	63	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.38	1.13	87.0	0	89	2w
471B	Oran loam, 2 to 5 percent slopes	0.3	0.89	74.0	0	77	1
TOTALS		33.54(*)	100%	87.08	-	87.8	2.07

Tract 2: Aerial Map



Tract 2: Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
471B	Oran loam, 2 to 5 percent slopes	31.15	40.21	74.0	0	77	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.95	16.72	87.0	0	89	2w
171B	Bassett loam, 2 to 5 percent slopes	12.44	16.06	85.0	0	86	2e
407B	Schley loam, 1 to 4 percent slopes	7.22	9.32	81.0	0	95	2w
84	Clyde clay loam, 0 to 3 percent slopes	7.11	9.18	88.0	0	91	2w
398	Tripoli clay loam, 0 to 2 percent slopes	5.66	7.31	82.0	0	66	2w
784B	Riceville loam, 1 to 4 percent slopes	0.86	1.11	68.0	0	75	2e
797	Jameston silty clay loam, 0 to 2 percent slopes	0.09	0.12	73.0	0	89	2w
TOTALS		77.48(*)	100%	80.41	-	82.62	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 January 12, 2024 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 Farmers National 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 Farmers National Company 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 January 12, 2024, 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 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. 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 two individual tracts. 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: Tamara Bernstein

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, August 21, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 24, 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.

