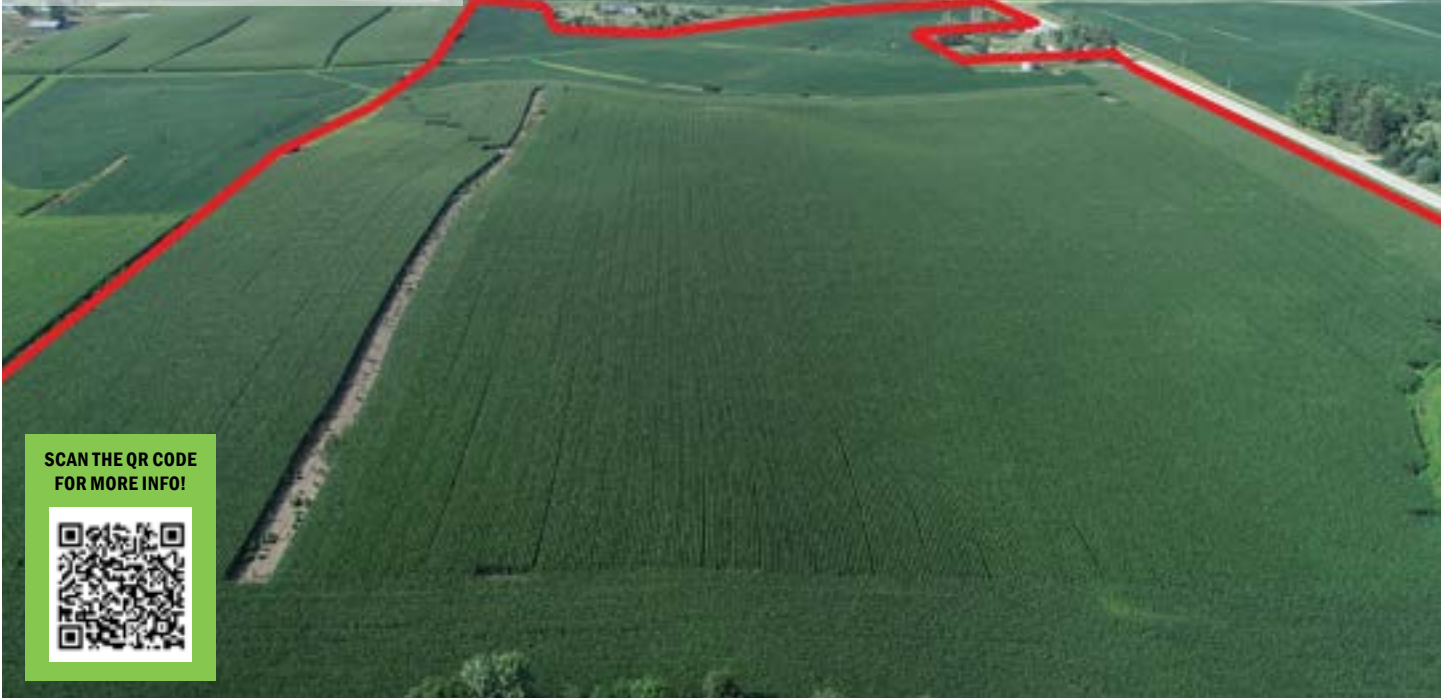




Farmers
National
Company

www.FarmersNational.com

L-2300398



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

109.61± Acres, Jasper County, Iowa

Thursday, September 7, 2023 | 10:00 AM

Newton Arboretum | 3000 North 4th Avenue | Newton, Iowa

Highlights:

- Open tenancy cropland for 2024!
- Gently rolling topography with above average CSR2's
- Grain bin storage on Tract 1

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, September 5, 2023, at 8:00 AM

Bidding Ends | Thursday, September 7, 2023, at close of live event

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

Property Information

Directions to Property:

- **Tract 1:** Six and one half miles north of Newton on Highway T-12. Tract lies one half mile north of the North 67th Avenue E corner intersection on Highway T-12 and lies on the south side of the gravel road N 75th Avenue E.
- **Tract 2:** Two and one half miles north of Kellogg on Highway 224 to North 59th Avenue E, then two miles west to East 84th Street N, then one half mile north to Immigrant Avenue. Tract lies on the west side of East 84th Street North.

Legal Description:

- **Tract 1:** The SW 1/4 of NW 1/4 and the NW 1/4 of NE 1/4 Except parcel and Except Parcel A: in Section 32, Twn 81 No., Rg 18 W
- **Tract 2:** Parcel E being a part of the NE 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4.;in Section 4, Township 80 No., Rg 18 W. of the 5th P.M., Jasper County, Iowa

Property Description:

- **Tract 1:** 70.91 cropland acres, a 10,000 bushel grain bin with aeration, CSR2 of 75!
- **Tract 2:** 39.22 cropland acres with CSR2 of 66.

Buildings: 30' x 18' steel grain bin on Tract 1, built in 2005 equipped with safety stairs and roof ventilation.

Improvements: 10,000 bushel grain bin with aeration and up-right unload auger on Tract 1.

Farm Data:

• Tract 1	
Cropland	70.91 acres
Non-crop	3.56 acres
Buildings	<u>.50 acres</u>
Total	74.97 acres
• Tract 2	
Cropland	<u>39.22 acres</u>
Total	39.22 acres

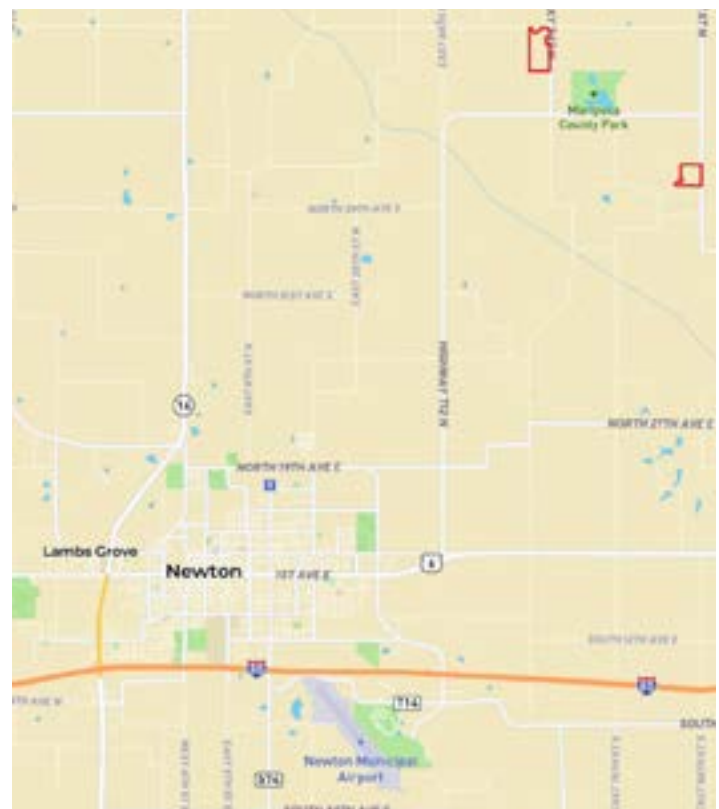
FSA Information:

• Tract 1		
	Base	Yield PLC
Corn	61.5 acres	166 bushels
Soybeans	1.8 acres	43 bushels
• Tract 2		
	Base	Yield PLC
Corn	19.6 acres	166 bushels
Soybeans	14.4 acres	43 bushels

Taxes:

- **Tract 1:** \$2,696
- **Tract 2:** \$1,294

Property Location



Tract 1 Aerial



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	13.72	19.31	95.0	0	97	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	13.69	19.27	62.0	0	86	3e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.74	16.53	87.0	0	89	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	8.71	12.26	77.0	0	88	2w
120	Tama silty clay loam, 0 to 2 percent slopes	5.96	8.39	100.0	0	95	1
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.72	6.64	35.0	0	72	3e
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	4.14	5.83	81.0	0	89	3e
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	2.95	4.15	37.0	0	75	4e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	2.75	3.87	55.0	0	85	3e
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	1.86	2.62	30.0	0	70	4e
119	Muscataine silty clay loam, 0 to 2 percent slopes	0.8	1.13	100.0	0	96	1
TOTALS		71.04()	100%	75.13	-	88.06	2.56



Tract 2 Aerial



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.87	22.72	35.0	0	72	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	6.28	16.09	77.0	0	88	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.19	15.86	87.0	0	89	3e
120B	Tama silty clay loam, 2 to 5 percent slopes	5.76	14.75	95.0	0	97	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	5.04	12.91	62.0	0	86	3e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.92	7.48	57.0	0	81	4e
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.14	5.48	52.0	0	79	3e
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.3	3.33	81.0	0	89	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.54	1.38	32.0	0	72	6e
TOTALS		39.04()	100%	66.41	-	84.39	2.81

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 December 1, 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 Otto Law Office PLLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Otto Law Office PLLC, the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid by the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 1, 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 Otto Law Office PLLC.

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. 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: Paul G. Chandler Trust and Elizabeth Chandler Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 5, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 7, 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.