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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**120± Acres, Audubon County, Iowa**

**Wednesday, September 6, 2023 | 10:00 AM**

**St. Patrick's Parish Center | 102 Market Street, Audubon, Iowa**

## Highlights:

- Excellent grain farm in northeast Audubon County, Iowa.
- Highly tillable farm with above county average CSR2!
- Open tenancy for the 2024 crop year!

For additional information, please contact:

Clint Freund, AFM, Agent | (515) 835-1706

[CFreund@FarmersNational.com](mailto:CFreund@FarmersNational.com)

**Bidding starts | Monday, September 4, 2023 at 8:00 AM**

**Bidding closes | Wednesday, September 6, 2023 at the close of the live event.**

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

## Property Information

**Location:** From Dedham, Iowa travel approximately five miles south on County Road N36, continue south onto Oriole Avenue (gravel) two more miles to the intersection of Oriole Avenue and 140th Street. Farm is southeast of the intersection of Oriole Avenue and 140th Street.

**Legal Description:** The North Half of the Northwest Quarter (N1/2 NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) Section 28, Township 81 North, Range 34 West of the 5th P.M., Audubon County, Iowa

**Property Description:** Excellent grain farm that is highly tillable in northeast Audubon County, Iowa! Very productive Marshall soils across much of the farm contributing to a whole farm CSR2 of 80.85! This farm has been well cared for as evidenced by the growing crops and waterways which are in excellent condition. **Don't miss your opportunity to purchase a very nice farm in northeastern Audubon County, Iowa!**

### Farm Data:

Cropland	112.28 acres
Non-crop	2.72 acres
Waterways/Headlands	<u>5.00 acres</u>
Total	120.00 acres

### FSA Information:

Crop	Base	Yield
Corn	67.30 acres	172 bushels
Soybeans	41.30 acres	49 bushels

**2022 Taxes:** \$4,512

## Auction Location





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	50.19	41.81	87.0	0	88	3e
11B	Judson-Colo-Ackmore complex, 2 to 5 percent slopes	33.11	27.58	81.0	0	88	2e
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	17.42	14.51	61.0	0	84	3e
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	7.41	6.17	92.0	0	89	2e
9B	Marshall silty clay loam, 2 to 5 percent slopes	5.27	4.39	95.0	0	87	2e
Z24C3	Shelby clay loam, deep loess, 5 to 9 percent slopes, severely eroded	4.93	4.11	66.0	0	70	3e
Z24D3	Shelby clay loam, deep loess, 9 to 14 percent slopes, severely eroded	1.47	1.22	43.0	0	65	4e
9	Marshall silty clay loam, 0 to 2 percent slopes	0.23	0.19	98.0	0	96	1
TOTALS		120.03(*)	100%	80.85	-	86.43	2.63

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Seller will pay those real estate tax installments due and payable through September 30, 2023.

**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 October 6, 2023 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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 New Point Law Firm - Rebecca A. Reisinger, Attorney.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with New Point Law Firm - Rebecca A. Reisinger, Attorney 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 equally paid by both. Sale is not contingent upon Buyer(s) financing.

**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 contact price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** 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 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.

**Closing:** The sale closing is on October 6, 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 New Point Law Firm - Rebecca A. Reisinger, Attorney.

**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:** Lowell L. Yager Estate, First National Bank - Executor

**Auctioneer:** Joel Ambrose

**Simulcast Bidding Procedure:** Bidding begins Monday, September 4, 2023, at 8:00 AM with bidding concluding at the end of the live auction.

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