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L-2300411

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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

### 156.65± Acres, Mitchell County, Iowa

Tuesday, September 5, 2023 | 10:00 AM  
Riceville Community Center | 119 W Main Street, Riceville IA 50466

#### Highlights:

- 84.36 CSR2 on tillable acres!
- Coming out of CRP after many years, good choice for organic crop
- On hard surface and close to grain market

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

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

**Bidding Starts | Friday, September 1, 2023, at 8:00 AM**  
**Bidding Ends | Tuesday, September 5, 2023, at close of live event**

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

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## Property Information

### Directions to Property:

From Little Cedar, go east on A31 for two and a quarter miles. Property will be on the south side of the road.

### Legal Description:

Long legal on file, contact agent.

### Property Description:

Good quality farmland along with pasture; unique opportunity.

### Farm Data:

Cropland	118.2 acres
Pasture	35.23 acres
Other	<u>3.22 acres</u>
Total	156.65 acres

### 2021 Taxes:

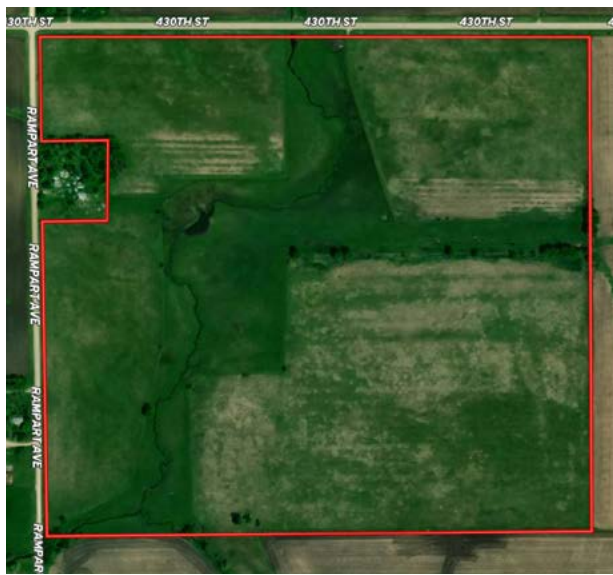
\$4,516.00



## Property Location Map



### Aerial Map



### Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde silty clay loam, 0 to 3 percent slopes	57.59	37.76	88.0	0	91	2w
198B	Floyd loam, 1 to 4 percent slopes	42.68	27.99	89.0	0	88	2w
83B	Kenyon loam, 2 to 5 percent slopes	14.35	9.41	90.0	0	87	2e
83C	Kenyon loam, 5 to 9 percent slopes	8.98	5.89	85.0	0	86	3e
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	8.71	5.71	68.0	0	81	3e
781C	Lourdes loam, 5 to 9 percent slopes	5.93	3.89	72.0	0	87	3e
482B	Racine loam, 2 to 5 percent slopes	5.91	3.88	76.0	0	63	2e
781B	Lourdes loam, 2 to 5 percent slopes	5.61	3.68	68.0	0	78	2e
394B	Ostrander loam, 2 to 5 percent slopes	1.56	1.02	88.0	0	77	2e
798B	Protivin loam, 1 to 4 percent slopes	0.79	0.52	61.0	0	79	2e
171C	Bassett loam, 5 to 9 percent slopes	0.36	0.24	80.0	0	85	3e
407B	Schley silt loam, 1 to 4 percent slopes	0.02	0.01	81.0	0	90	2w
235	Coland-Turlin complex, 0 to 2 percent slopes	0.02	0.01	81.0	0	93	2w
TOTALS		152.51(*)	100%	85.17	-	86.98	2.16

# 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 October 17, 2023, or such other date agreed to by the parties.

**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 Kennedy & Kennedy 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 Kennedy & Kennedy 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 October 17, 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 Kennedy & Kennedy 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:** Julie Wells

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, September 1, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, September 5, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**

**[www.fncbid.com](http://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.

