

L-2300420



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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**118± Acres, Humboldt County, Iowa**

**Friday, September 15, 2023 | 10:00 AM**

**Renwick Community Center | 511 Main Street Renwick, IA 50577**

## Highlights:

- **CSR2 of 83.13 per FNC Mapping**
- **Full possession available for 2024 growing season**
- **Pavement frontage and farm lies less than two miles from a grain elevator**

**For additional information, please contact:**

**Ben Watson, AFM/Agent | (515) 971-7951**

**BWatson@FarmersNational.com**

# Bidding Starts | Monday, September 11, 2023, at 8:00 AM CDT

## Bidding Ends | Friday, September 15, 2023, at close of live event

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

### Property Information

#### Directions to Property:

From the Renwick Community Center, travel west on Main Street to North Front Street, travel northwesterly as road name is now County Highway P76, or Xenia Avenue until its intersection with 150th Street. Then west on 150th Street one mile to the northeast corner of the subject property at the intersection of Washington Avenue and 150th Street.

#### Legal Description:

NE1/4 Section 34, T-93-N, R-27-W of the 5th P.M. less parcel in NE1/4NE1/4

#### Property Description:

Highly tillable tract west of Renwick features a very good CSR2 of 83.13. No improvements and frontage along the south side of 150th Street, an asphalt road.

#### Farm Data:

Cropland 116 acres (estimated)  
Non-crop 2 acres (estimated)  
Total 118 acres (estimated)

*Estimated and subject to reconstitution by Humboldt County FSA.*

#### FSA Information:

|          | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn     | 96.48 acres | 156 bushels  |
| Soybeans | 54.72 acres | 44 bushels   |

*Data of larger tract. Subject to reconstitution by Humboldt County FSA.*

**2021 Taxes:** \$3,590 (estimated)

*Tax amounts estimated as certain parcels split as part of surveying.*



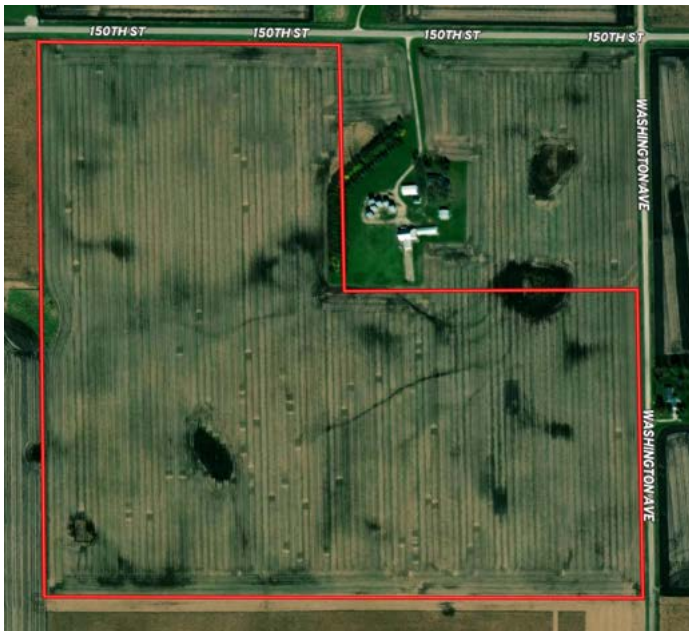


## Property Location Map



## Aerial Photo

## Soils Map



| SOIL CODE | SOIL DESCRIPTION   | ACRES     | %     | CSR2  | CPI | NCCPI | CAP  |
|-----------|--|-----------|-------|-------|-----|-------|------|
| 507       | Canisteo clay loam, 0 to 2 percent slopes                  | 73.06     | 59.51 | 84.0  | 0   | 82    | 2w   |
| 138B      | Clarion loam, 2 to 6 percent slopes                        | 21.44     | 17.46 | 89.0  | 0   | 83    | 2e   |
| 55        | Nicollet clay loam, 1 to 3 percent slopes                  | 16.34     | 13.31 | 89.0  | 0   | 81    | 1    |
| 828C2     | Zenor sandy loam, 5 to 9 percent slopes, moderately eroded | 8.09      | 6.59  | 50.0  | 0   | 46    | 3e   |
| 107       | Webster clay loam, 0 to 2 percent slopes                   | 2.77      | 2.26  | 86.0  | 0   | 83    | 2w   |
| 6         | Okoboji silty clay loam, 0 to 1 percent slopes             | 1.05      | 0.86  | 59.0  | 0   | 75    | 3w   |
| 95        | Harps clay loam, 0 to 2 percent slopes                     | 0.02      | 0.02  | 72.0  | 0   | 82    | 2w   |
| TOTALS    |  | 122.77(*) | 100%  | 83.13 | -   | 79.63 | 1.94 |

# 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 November 14, 2023, 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 Farmers National Company.

**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 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 the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on November 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 Farmers National Company.

**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 and Buyer(s) will each pay one-half of 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:** Mary Alice Schneider Trust

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, September 11, 2023, at 8:00 AM CDT. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 15, 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.