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L-2300433-1

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# ONLINE AUCTION

78± Acres, Humboldt County, Iowa

Bidding starts | Tuesday, November 14, 2023 at 1:00 PM

Bidding closes | Thursday, November 16, 2023 at 1:00 PM

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

## Highlights:

- Exceptional, high quality, nearly all tillable cropland with a CSR2 of 88.1
- Full possession available for the 2024 growing season
- Located east of Gilmore City in Section 3 of Weaver Township

For additional information, please contact:

Thad Naeve, Agent | (515) 368-0773

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

# Property Information

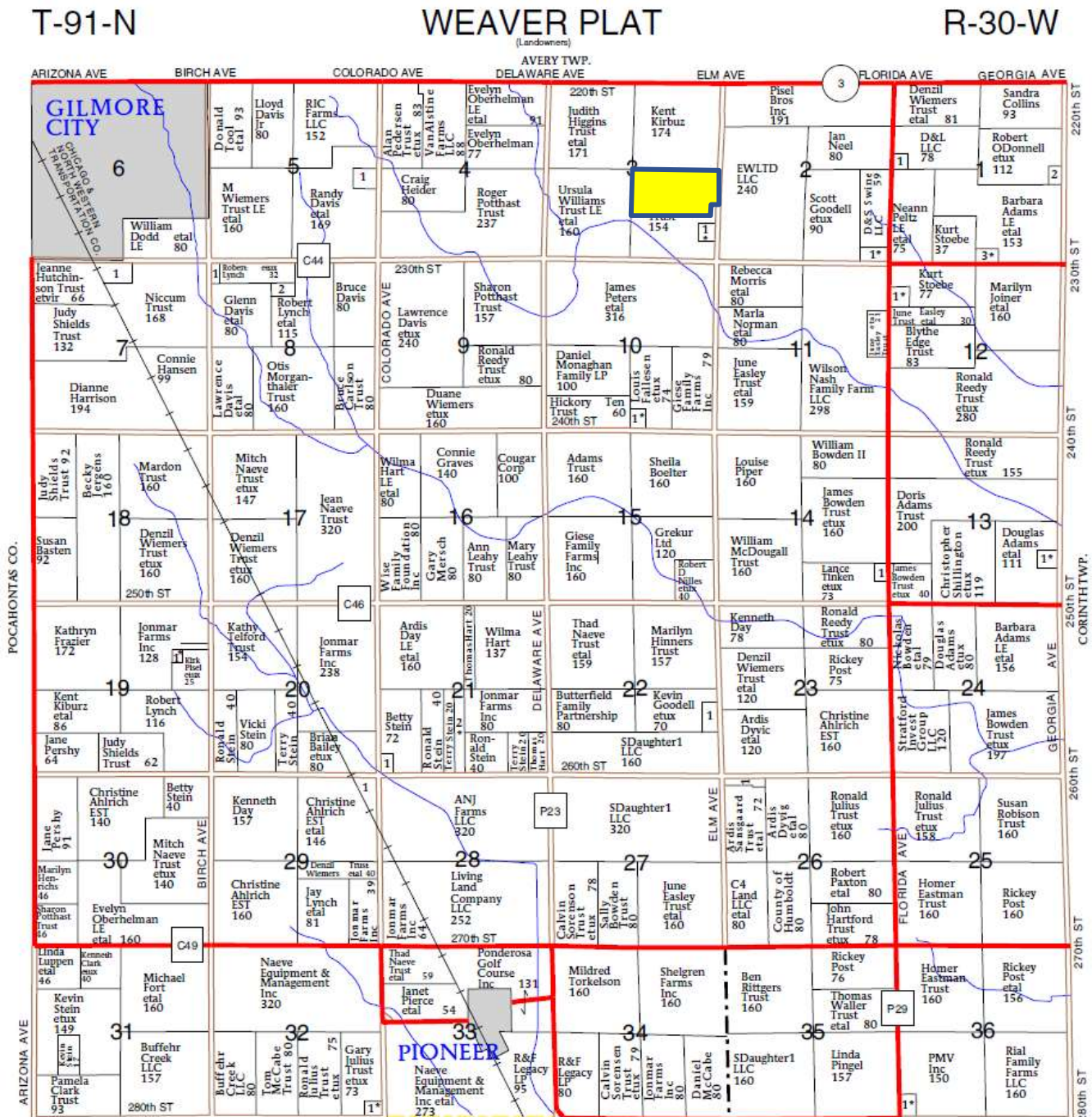
**Directions to Property:** Four miles east of Gilmore City on Highway 3, then south on Elm Avenue one-half mile. Property is on the west side of Elm Avenue.

**Property Description:** 78 +/- acres of highly productive cropland with a CSR2 of 88.1 located four miles east of Gilmore City, Iowa.

**Legal Description:** The North 1/2 of the Southeast 1/4 of Section 3, Township 91 North, Range 30 West of the 5th P.M., Humboldt County, Iowa except a 1.92 acre tract in the SE corner.

**Farm Data:**  
 Cropland 77.0 acres  
 Other (Road) 1.0 acres  
 Total 78.0 acres

**2022 Taxes:**  
 \$2,804 (estimated)



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	31.89	40.98	89.0	0	83	2e
338	Garmore loam, 0 to 2 percent slopes	31.3	40.22	91.0	0	96	1
107	Webster clay loam, 0 to 2 percent slopes	11.19	14.38	86.0	0	83	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.97	2.53	59.0	0	75	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.76	0.98	83.0	0	69	3e
274	Rolfe silt loam, 0 to 1 percent slopes	0.53	0.68	57.0	0	83	3w
5030	Pits, limestone quarries	0.19	0.24	-	0	-	-
TOTALS		77.83(*)	100%	88.13	-	87.7	1.64



## Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on December 15, 2023, or such other date agreed to by the parties.

**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 Arends and Lee Law Firm, the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Arends and Lee Law Firm, the closing agent, 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 is on December 15, 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 Arends and Lee Law Firm.

**Sale Method:** The real estate will be offered in one individual tract. **All bids are open for advancement starting Tuesday, November 14, 2023, at 1:00 PM until Thursday, November 16, 2023, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** Doris J. Higgins Trust

**Online Bidding Procedure:** This online auction begins on Tuesday, November 14, 2023, at 1:00 PM. Bidding closes on Thursday, November 16, 2023, at 1:00 PM.

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 online 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.

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