



**Farmers
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L-2300433-2

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ONLINE AUCTION

75.5± Acres, Humboldt County, Iowa

Bidding starts | Wednesday, January 31, 2024 at 1:00 PM

Bidding closes | Friday, February 2, 2023 at 1:00 PM

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

Highlights:

- High quality cropland with a CSR2 of 82.6!
- 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

Property Information

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

Property Description: 75.5 +/- acres of highly productive cropland with a CSR2 of 82.6 located four miles southeast of Gilmore City, Iowa with 11.51 acres of CRP and a 5.4-acre permanent easement.

Legal Description: The South 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 tract in the northeast corner.

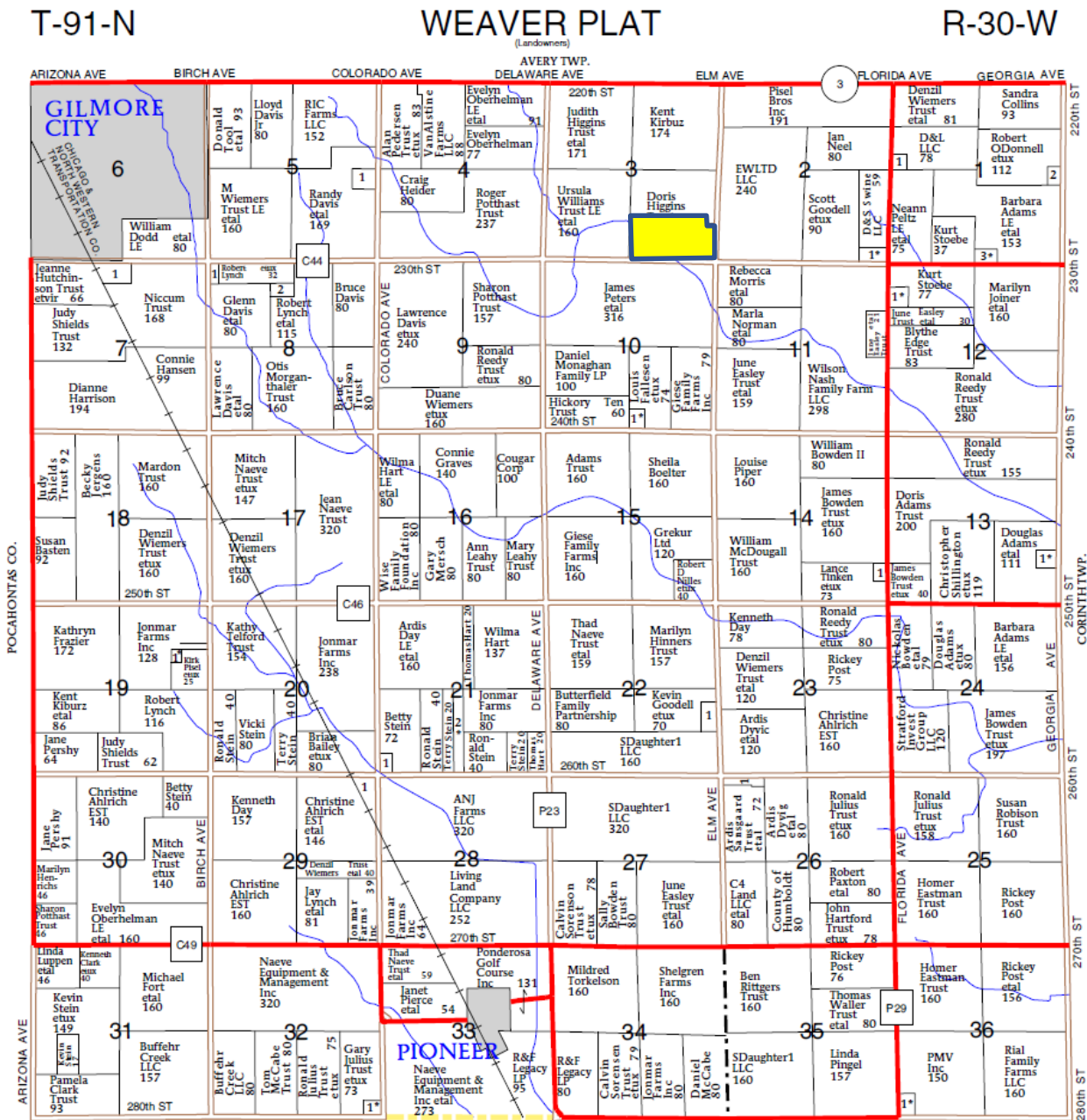
Farm Data:

Cropland	55.21± acres
Non-crop	3.38 acres
CRP	11.51 acres
Easement	5.4 acres
Total	75.5 acres

2022 Taxes: \$2,536 (estimated)

CRP: 11.51 acres of CRP with an annual payment of \$2,389 expiring September 30, 2029.

Location Map

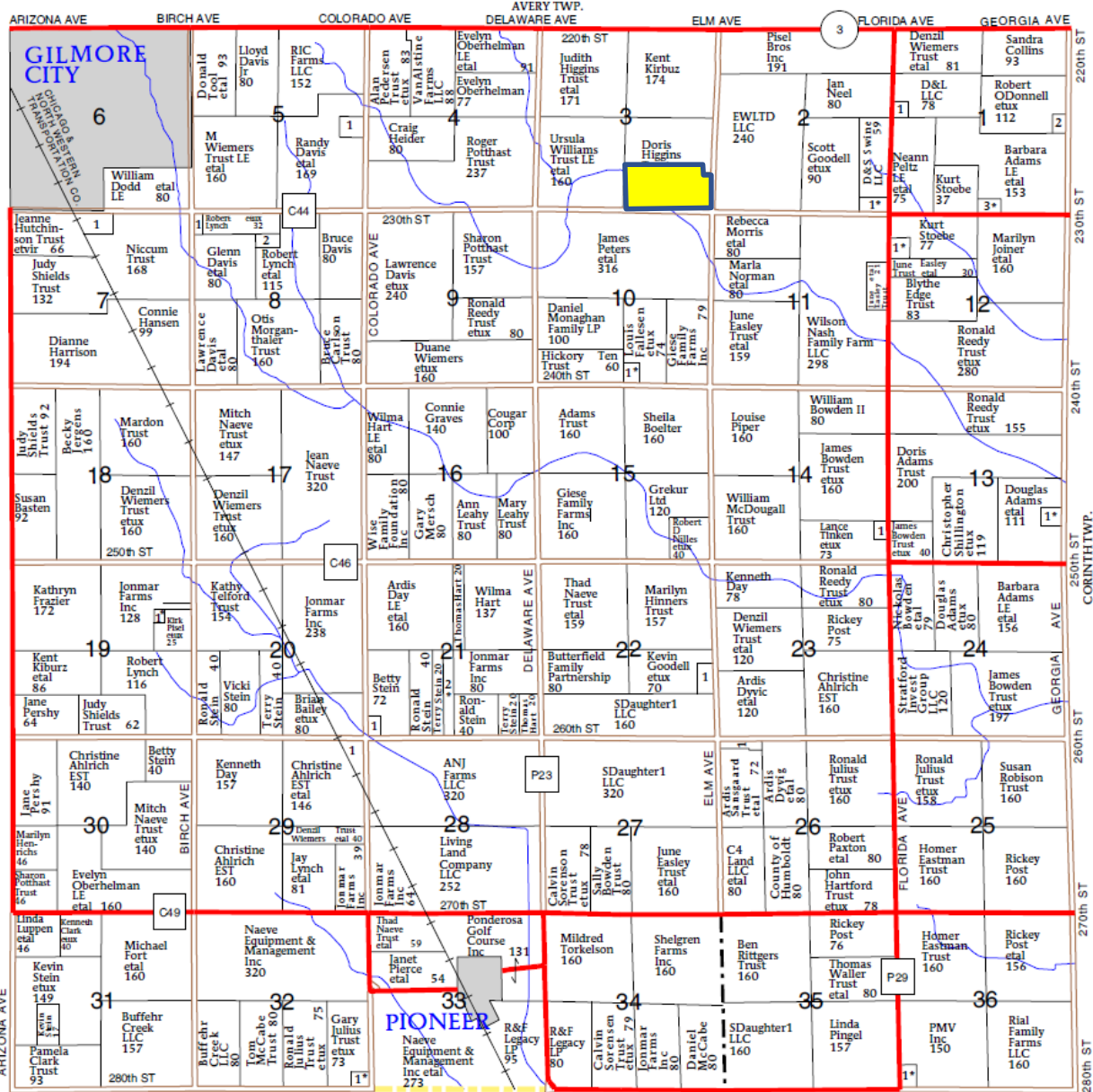


T-91-N

WEAVER PLAT

R-30-W

(Landowners)



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
338	Garmore loam, 0 to 2 percent slopes	33.24	44.13	91.0	0	96	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	18.23	24.2	83.0	0	69	3e
138B	Clarion loam, 2 to 6 percent slopes	12.42	16.49	89.0	0	83	2e
188	Kensett silty clay loam, 0 to 2 percent slopes	6.75	8.96	59.0	0	84	2s
274	Rolfe silt loam, 0 to 1 percent slopes	3.18	4.22	57.0	0	83	3w
5030	Pits, limestone quarries	1.51	2.0	-	0	-	-
TOTALS		75.33(*)	100%	82.61	-	83.77	1.84



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 on at closing or such other date agreed 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.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with 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 March 4, 2024, 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.

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 contract prices will 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 starting Wednesday, January 31, 2024, at 1:00 PM until Friday, February 2, 2024, 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 Wednesday, January 31, 2024, at 1:00 PM. Bidding closes on Friday, February 2, 2024, at 1:00 PM.

To register and bid on this auction go to: 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.

