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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**80± Acres, Jasper County, Iowa**

Thursday, September 7, 2023 | 2:00 PM

Newton Arboretum | 3000 North 4th Avenue, Newton, Iowa

### Highlights:

- OPEN TENANCY for 2024!
- Cropland with terraces, pastureland, and timbered creek
- CSR2 of 66.54

For additional information, please contact:

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# Bidding Starts | Tuesday, September 5, 2023, at 8:00 AM

## Bidding Ends | Thursday, September 7, 2023, at close of live event

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

### Property Information

#### Directions to Property:

Five miles west of Newton on Highway F-48 to Highway S-52, then north three miles to North 35th Avenue. East, then east one half mile to tract, which lies on the north side of the road.

#### Farm Data:

Cropland	63.06 acres
Pasture	13.27 acres
Timber	1.45 acres
Other	<u>2.22 acres</u>
Total	80.00 acres

#### Legal Description:

The West Half of the Southeast Quarter of Section 15, Township 80 North, Range 20 west of the 5th P.M., Jasper County, Iowa

#### FSA Information:

	Base	Yield (PLC)
Corn	22.35 acres	161 bushels
Soybeans	16.89 acres	48 bushels

#### Property Description:

63.12 acres cropland with established terraces. 13.27 acres pasture/grassland, with a small amount of timber for wildlife habitat.

#### Taxes:

- \$2,508

### Property Location



**Aerial Map**



**Soils Map**



**Soils Description**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	34.97	44.46	57.0	0	81	4e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	16.9	21.49	82.0	0	85	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.89	12.57	77.0	0	88	2w
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.42	8.16	78.0	0	78	2w
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	3.62	4.6	45.0	0	77	4e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.07	2.63	42.0	0	76	4e
8B	Judson silty clay loam, 2 to 5 percent slopes	2	2.54	93.0	0	96	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	1.76	2.24	62.0	0	86	3e
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	0.66	0.84	22.0	0	65	6e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.36	0.46	90.0	0	91	2e
TOTALS		78.65(*)	100%	66.54	-	82.58	3.3





# 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 1, 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 paid by the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on November 1, 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.

**Sale Method:** The real estate will be offered as a total unit. 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:** JoAnne Holcomb

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, September 5, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 2:00 PM on Thursday, September 7, 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.