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L-2300459

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

60± Acres, Greene County, Iowa

Friday, September 22, 2023 | 10:00 AM

Rippey Public Library | 224 Main Street, Rippey, Iowa

Highlights:

- Highly tillable with upper 80's CSR2!
- Excellent size for any buyer
- Wind turbine with strong payments!

For additional information, please contact:

Adam Pick, AFM, Agent | (712) 210-3458

APick@FarmersNational.com

Bidding starts | Friday, September 15, 2023 at 8:00 AM
Bidding closes | Friday, September 22, 2023 at close of live event

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

Property Information

Directions to Property:

From Rippey, Iowa, travel three miles north on 144 Diagonal to 260th Street and head east for three-quarters of a mile. The property will be to the north.

Legal Description:

The SE 1/4 of the SE 1/4 & The E 1/2 of the SW 1/4 in Section 21, T83N-R29W of the 5th P.M., Greene County, Iowa.

Property Description:

This farm offers it all: A high CSR2 rating, strong production levels for income/rental opportunities, perfect size for any potential buyer AND even more profit from a wind turbine payment extending through 2042. Escalating payments during this time provide an average of \$12,394.66/year OR an extra \$223.05 per tillable acre! The turbine is well-located for ease of farming and the access road allows for great logistics on the property. Do not miss this one-time chance to obtain this property with incredible productivity AND profitability!

Please see our website for drone video and much more!

Farm Data:

Cropland	55.57 acres
Non-crop	3.02 acres
Grass	0.44 acres
Turbine	<u>0.97 acres</u>
Total	60.00 acres

FSA Information:

	Base	Yield
Corn	28.18 acres	143 bushels
Soybeans	27.38 acres	41 bushels

Wind Turbine Payment Schedule:

- January 31, 2024 = \$9,942.49
- January 31, 2025 = \$10,191.06
- January 31, 2026 = \$10,445.83
- January 31, 2027 = \$10,706.98
- January 31, 2028 = \$10,974.65
- January 31, 2029 = \$11,249.02
- January 31, 2030 = \$11,530.24
- January 31, 2031 = \$11,818.50
- January 31, 2032 = \$12,113.96
- January 31, 2033 = \$12,416.81
- January 31, 2034 = \$12,727.23
- January 31, 2035 = \$13,045.41
- January 31, 2036 = \$13,371.55
- January 31, 2037 = \$13,705.84
- January 31, 2038 = \$14,048.48
- January 31, 2039 = \$14,399.70
- January 31, 2040 = \$14,759.69
- January 31, 2041 = \$15,128.68
- January 31, 2042 = \$12,922.41

Taxes:

- \$2,178

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.3	27.07	88.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	12.59	22.28	91.0	0	85	1
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	9.27	16.4	85.0	0	69	2e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.89	13.96	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.07	10.74	87.0	0	81	2w
878B	Ocheyedan loam, 2 to 5 percent slopes	2.53	4.48	88.0	0	80	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.04	3.61	59.0	0	75	3w
4	Knoke silty clay loam, 0 to 1 percent slopes	0.8	1.42	56.0	0	74	3w
TOTALS		56.49(*)	100%	86.54	-	80.21	1.83



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 17, 2023, or such other date agreed to by the parties. Subject to the current lease that has been formally terminated. The Buyer has full rights to the property for the 2024 crop season.

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 Nyemaster-Goode 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 Nyemaster-Goode 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 November 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 Nyemaster-Goode.

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 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: New Hope Village Foundation

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, September 15, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 22, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.