

L-2300464



Farmers  
National  
Company.

[www.FarmersNational.com](http://www.FarmersNational.com)

SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**164.06± Acres, Jasper County, Iowa**

**Thursday, September 21, 2023 | 2:30 PM**

**DMACC Campus -Room 210 -A | 600 North 2nd Avenue West, Newton, Iowa**

## Highlights:

- **OPEN TENANCY for 2024!**
- **103 acres of cropland with CSR2 of 69**
- **Established timber providing recreational wildlife habitat**

**For additional information, please contact:**

**John and Kathy Van Zee, Agents | (641) 521-0151  
JVanZee@FarmersNational.com**

**Eric Van Zee, Agent | (515) 971-2633  
EVanZee@FarmersNational.com**

# Bidding Starts | Tuesday, September 19, 2023, at 8:00 AM

## Bidding Ends | Thursday, September 21, 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 I-80 Kellogg Exit #173, go north 1/2 mile to South 12th Avenue East, then 3/4 mile east on gravel road. Tract lies on the north side of South 12th Avenue East.

**Legal Description:** The E 1/2 of SE 1/4 and SE 1/4 of NE 1/4 of Section 36, Twn. 80 No., Rg. 18 W. of the 5th P.M.; and the SW 1/4 of NW 1/4 of Section 31, Twn. 80 No., Rg. 17 W. of the 5th P.M., EXCEPT a tract of 1.89 acres of the SW 1/4 of NW 1/4 of said Section 31.

**Property Description:** Cropland consisting of level to rolling topography, CRP, with balance in timber.

#### Farm Data:

Cropland	102.80 acres
CRP	4.35 acres
Timber	<u>56.91 acres</u>
Total	164.06 acres

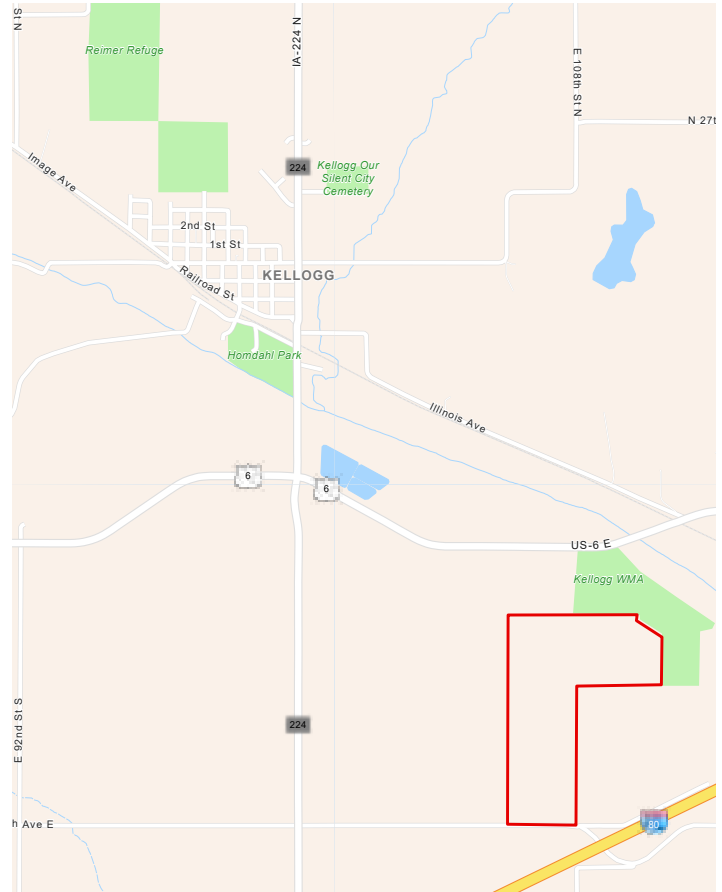
#### FSA Information:

	<u>Base</u>	<u>Yield (PLC)</u>
Corn	102.8 acres	139 bushels

**CRP:** 4.35 acres with an annual payment of \$1,028, expiring September 30, 2032.

**2023 Taxes:** \$4,126

### Property Location Map





### Aerial Map



### Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	32.99	20.08	76.0	0	82	3e
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	29.95	18.23	47.0	0	78	3e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	24.33	14.81	82.0	0	85	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	16.15	9.83	55.0	0	85	3e
65F	Lindley loam, 18 to 25 percent slopes	11.59	7.05	13.0	0	59	7e
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	9.26	5.64	36.0	0	75	4e
119	Muscatine silty clay loam, 0 to 2 percent slopes	8.51	5.18	100.0	0	96	1
120B	Tama silty clay loam, 2 to 5 percent slopes	7.85	4.78	95.0	0	97	2e
65E3	Lindley soils, 14 to 18 percent slopes, severely eroded	7.84	4.77	21.0	0	66	7e
65E	Lindley loam, 14 to 18 percent slopes	4.43	2.7	29.0	0	75	6e
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.32	2.02	41.0	0	74	4e
65G	Lindley loam, 25 to 40 percent slopes	3.11	1.89	5.0	0	19	7e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.55	0.94	90.0	0	91	2e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.49	0.91	42.0	0	76	4e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.81	0.49	77.0	0	88	2w
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	0.58	0.35	81.0	0	89	3e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.56	0.34	57.0	0	81	4e
TOTALS		164.3 2(*)	100%	58.83	-	79.21	3.55



# 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 December 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 is on December 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:** The Paul 2020 Trust

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, September 19, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 2:30 PM on Thursday, September 21, 2023, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://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.

