

L-2300478



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

120± Acres, Jasper County, Iowa

Wednesday, November 15, 2023 | 10:00 AM
Sully Community Center | 318 6th Avenue Sully, Iowa

Highlights:

- **OPEN TENANCY for 2024!**
- **Quality farmland with building site**
- **CSR2 of 81.7**

For additional information, please contact:

John Van Zee, Agent | (641) 521-0151
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Bidding starts | Monday, November 13, 2023, at 8:00 AM

Bidding closes | Wednesday, November 15, 2023, at close of live event

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

Property Information

Directions to Property:

Go north on Highway T22 from Killduff to South 68 Avenue East. Go east on South 68 Avenue East for two miles to East 116th Street South. Go one mile north on East 116th Street South. Property starts on the corner of East 116th Street South and South 60th Avenue East and lies on the west side of East 116th Street South.

Legal Description:

The north half of the SE 1/4 and the SE 1/4 of the SE 1/4 Section 19 Township 79 Range 17 West of the 5th P.M., Jasper County, Iowa

Property Description:

High quality farmland with grain bins and buildings on site. Water, electricity, and fiber internet available.

Farm Data:

Cropland	111.69 acres
Non-crop	1.84 acres
Other	3.24 acres
Buildings	<u>3.23 acres</u>
Total	120.00 acres

FSA Information:

	Base	Yield (PLC)
Corn	51.12 acres	155 bushels
Soybeans	47.08 acres	50 bushels

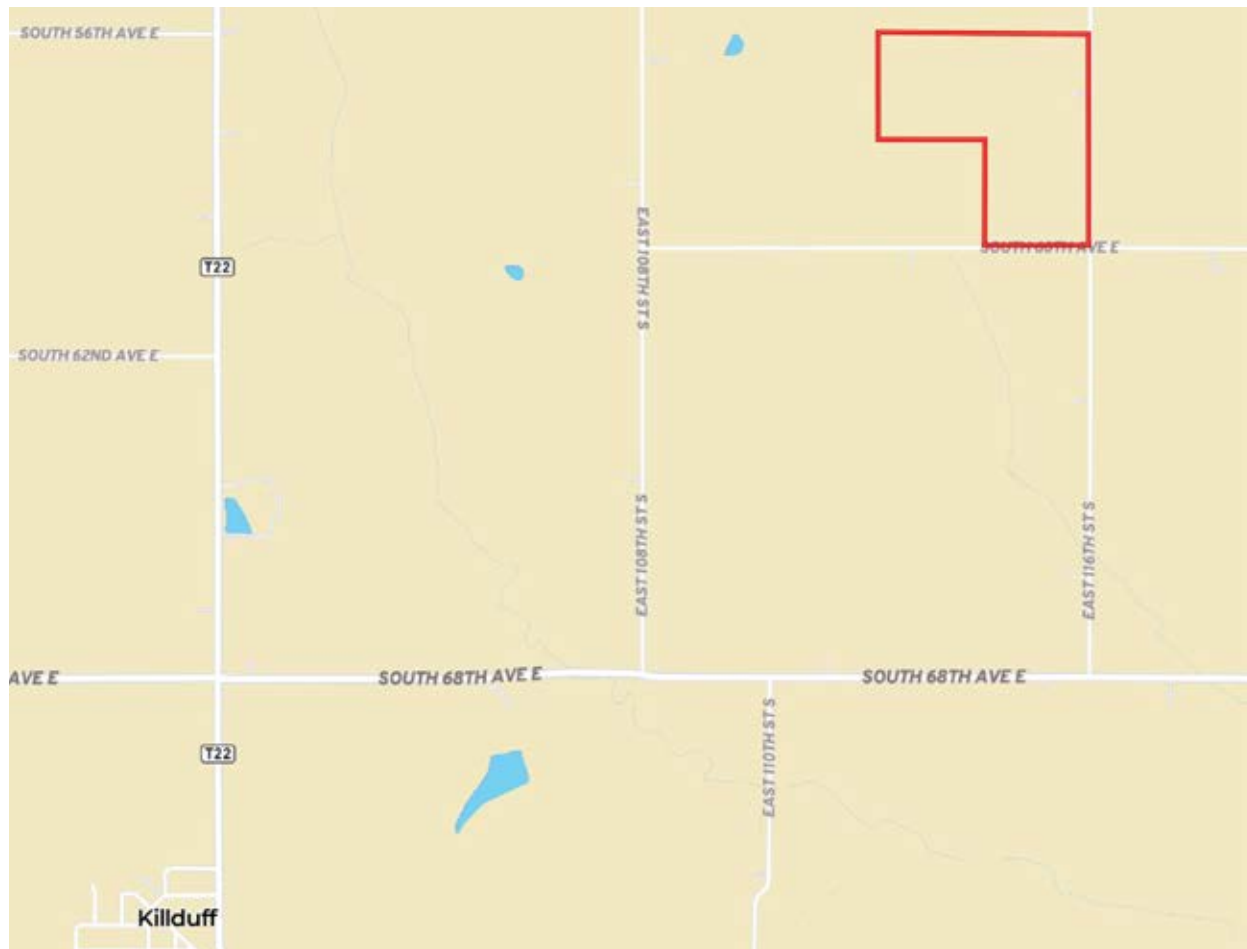
Improvements:

- Drainage Tile

Taxes:

- \$4,474

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	50.42	43.16	87.0	0	89	3e
120B	Tama silty clay loam, 2 to 5 percent slopes	36.31	31.08	95.0	0	97	2e
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	15.83	13.55	35.0	0	72	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	11.82	10.12	77.0	0	88	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.47	2.11	100.0	0	96	1
TOTALS		116.8 5(*)	100%	81.72	-	89.24	2.55



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 January 15, 2024, or such other date agreed to by the parties. Subject to current lease. Subject to grain bin use will be retained by Seller until August 1, 2024.

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 January 15, 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 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: Wilbur R. Van Zante Revocable Trust and Harriet Van Zante Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 13, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 15, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.