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L-2300528

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

54.32± Acres, Madison County, Iowa

Friday, November 17, 2023 | 10:00 AM

Macksburg Iowa Community Center | 413 East Street South, Macksburg, Iowa

Highlights:

- Good add on unit or first time purchase
- Located in good area for custom or cash rent operators
- Located within three good grain markets

For additional information, please contact:

Jon Peterson, Agent | (515) 360-1567

JPeterson@FarmersNational.com

Bidding starts | Wednesday, November 15, 2023 at 8:00 AM
Bidding closes | Friday, November 17, 2023 at the close of the live event

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

Property Information

Directions to Property: From the intersection of county roads G61 and P53 in Macksburg, take West North Street west one half mile to Carriage Trail. Take Carriage Trail north and west one and a quarter miles to the southeast corner of the farm. Farm lies to the west of Carriage Trail.

Legal Description: 54.32 acres in the SW1/4 SW1/4 of section 4 and the SE1/4 SE1/4 of Section 5, T74N R29W Grand River Township, Madison County, Iowa

Property Description: Good producing grain farm with a CSR2 of 51.8. Within 22 miles of three good grain markets. Farm has been well maintained and seeded to alfalfa five of the last seven years. This will make a great add on unit or the right size for a first time purchaser.

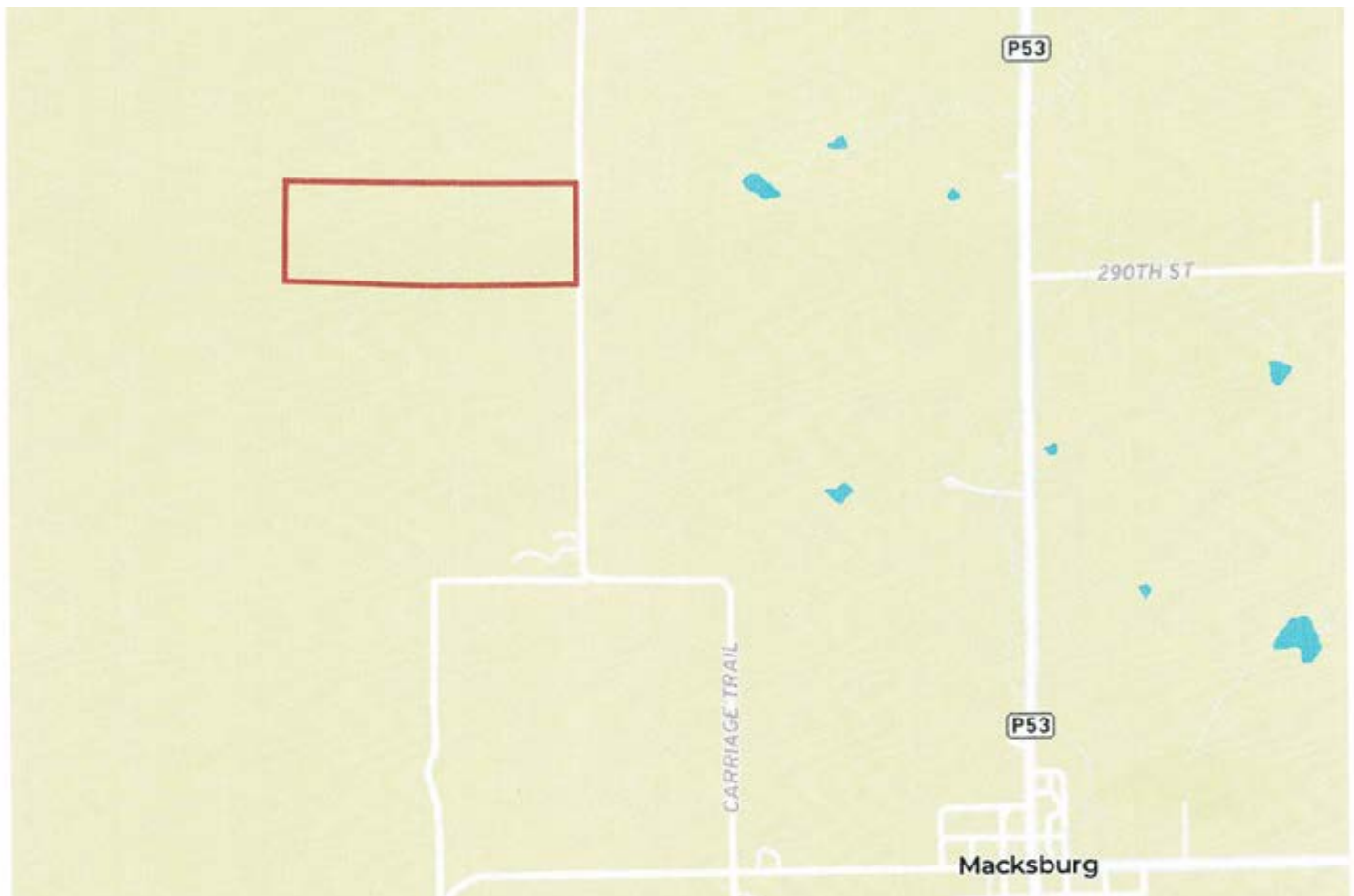
Farm Data:

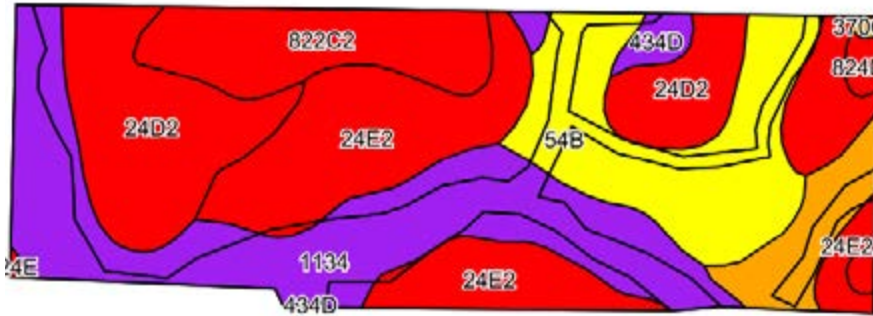
Cropland	41.31 acres
Non-crop	12.01 acres
Road	<u>1.00 acres</u>
Total	54.32 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	22.3 acres	107 bushels
Soybeans	15.8 acres	37 bushels

Taxes: \$814





Area Symbol: IA121, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	12.96	24.9%		59
24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	10.89	20.9%		49
24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	10.41	20.0%		35
54B	Zook silty clay loam, 2 to 5 percent slopes	8.44	16.2%		70
822C2	Lamoni clay loam, 5 to 9 percent slopes, eroded	5.16	9.9%		31
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	2.47	4.7%		80
434D	Arbor loam, 9 to 14 percent slopes	0.89	1.7%		60
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	0.60	1.2%		28
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.11	0.2%		80
24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	0.08	0.2%		41
Weighted Average					51.8



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 at closing on December 20, 2023, or such other date agreed to 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 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 equally paid by the Seller and the Buyer. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 20, 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.

Auction Sale: The real estate will be offered in one tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 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: Sharon Cox

Online Bidding Procedure: This online auction begins on Wednesday, November 15, 2023, at 8:00 AM. Bidding closes on Friday, November 17, 2023, at the close of the live event.

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.

