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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Humboldt County, Iowa

Thursday, November 16, 2023 | 10:00 AM

Bode Community Center | 105 Humboldt Avenue, Bode, Iowa

Highlights:

- Very high quality cropland with a CSR2 of 86.0
- Full possession available for the 2024 growing season
- Located northeast of Bode in Section 9 of Delana Township



For additional information, please contact:

Thad Naeve, Agent | (515) 368-0773

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Bidding starts | Tuesday November 14, 2023 at 10:00 AM
Bidding closes | Thursday, November 16, 2023 at 10:00 AM

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

Property Information

Directions to Property: One half mile north of Bode on Iowa Avenue, then east on 120th Street one-half mile. Property is on the north side of 120th Street.

Legal Description: The West 1/2 of the Southeast 1/4 of Section 9, Township 93 North, Range 29 West of the 5th P.M., Humboldt County, Iowa.

Property Description: 80.0 acres of highly productive cropland located one mile northeast of Bode, Iowa.

CRP: .79 acres under contract expiring September 30, 2029. Annual payment of \$216.

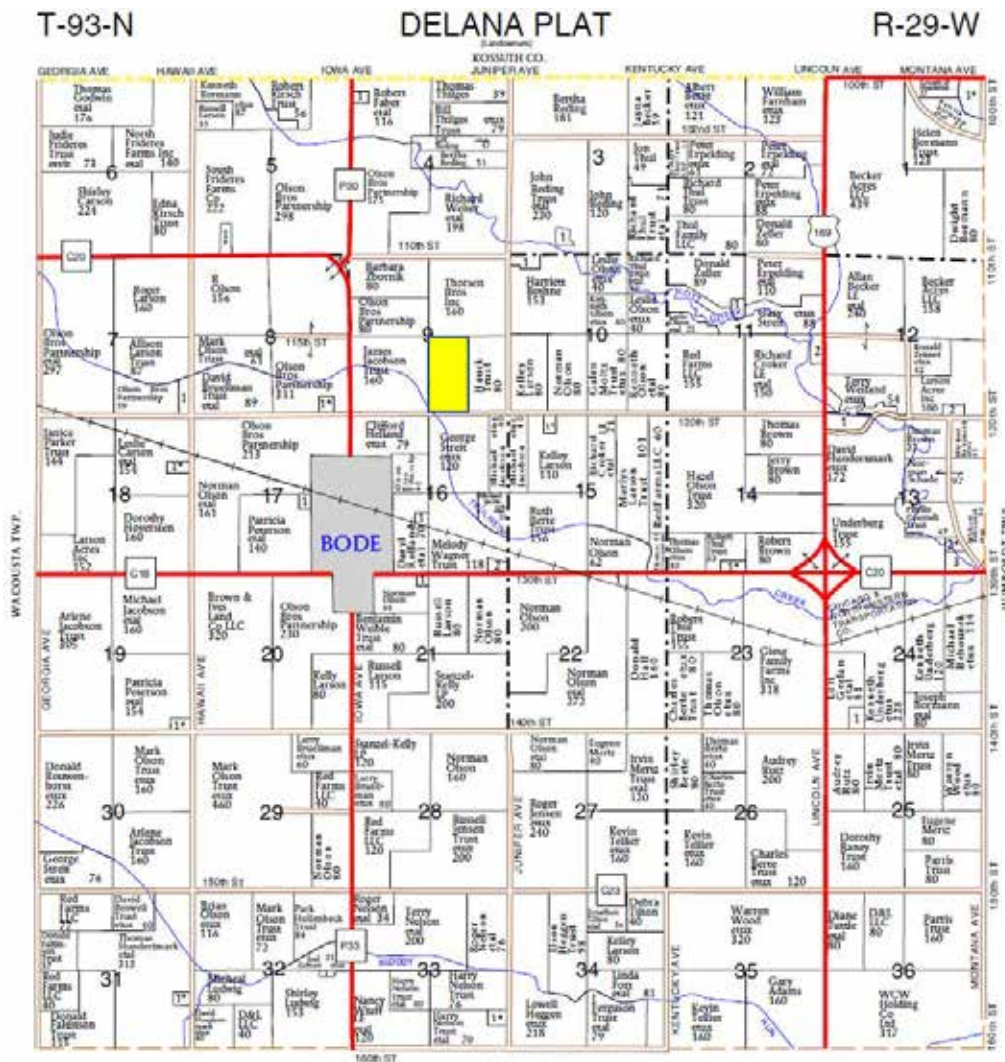
Farm Data:

Cropland	76.71 acres
Non-crop	2.50 acres
CRP	.79 acres
Total	80.00 acres

FSA Information:

	Base	Yield
Cron	38.44 acres	172 bushels
Soybeans	38.27 acres	49 bushels

2022 Taxes: \$2,440



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	28.39	36.42	84.0	0	82	2w
107	Webster clay loam, 0 to 2 percent slopes	20.68	26.53	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	13.32	17.09	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	10.08	12.93	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.49	7.04	83.0	0	69	3e
TOTALS		77.96(*)	100%	85.97	-	81.4	1.94



Simulcast 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 15, 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 Roberts & Eddy Law Firm, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Roberts & Eddy Law Firm, the closing agent, 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 is on December 15, 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 Roberts & Eddy Law Firm.

Sale Method: 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 biddings is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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: Dianna L. Helland Estate

Auctioneer: Joel Ambrose

Online Bidding Procedure: This online auction begins on Tuesday, November 14, 2023, at 10:00 AM. Bidding closes on Thursday, November 16, 2023, at 10:00 AM.

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.

Property Location Map

