



SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**147± Acres, Black Hawk County, Iowa**

**Thursday, November 30, 2023 | 10:00 AM**

**Hudson Community Building | 525 Jefferson Street, Hudson, Iowa**

## Highlights:

- High-quality Black Hawk County farms; 88 CSR2!
- Strong agricultural area located between Hudson and Cedar Falls
- Available to farm in 2024!

For additional information, please contact:

Macy Krug, Agent | (319) 231-0278

[MKrug@FarmersNational.com](mailto:MKrug@FarmersNational.com)

**Bidding starts | Tuesday, November 28, 2023 at 8:00 AM**  
**Bidding closes | Thursday, November 30, 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 Hudson, Iowa, travel northwest out of town on South Hudson Road (Highway 58) to Watters Road. Travel west one mile to Hollis Road. Then, travel north three-quarters of a mile on Hollis Road. Farms are located on both sides of the road.

### Legal Description:

NW SW SEC 22 T 88 R 14, SW SW SEC T 88 R 14, SW SE SEC 21 T 88 R 14, SE SE SEC 21 T 88 R 14 EXCEPT ACREAGE IN NE CORNER

### Property Description:

This farm offers a high CSR2 rating of 88, strong production levels for income/rental opportunities, and the perfect size for any potential buyer. Will be offered in two tracts via Buyer's Choice. Don't miss out on this opportunity to purchase a high-quality farm in a strong agricultural area.

Please see our website for drone video and much more!

### Improvements:

- Some drainage tile.

### Farm Data:

• **Tract 1:**  
 Cropland 78.82 acres  
 Waterways 1.18 acres  
 Total 80.00 acres

• **Tract 2:**  
 Cropland 62.46 acres  
 Non-crop 1.26 acres  
 Waterways 3.28 acres  
 Total 67.00 acres

### FSA Information:

• **Tract 1:**

	Base	Yield
Corn	68.60 acres	164 bushels
Soybeans	7.00 acres	47 bushels

• **Tract 2:**

	Base	Yield
Corn	59.00 acres	164 bushels
<i>100% corn base</i>		

### Taxes:

- **Tract 1:** \$2,904.00
- **Tract 2:** \$2,506.00

## Property Location



### Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83C	Kenyon loam, 5 to 9 percent slopes	24.29	31.06	85.0	0	86	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.18	27.08	87.0	0	89	2w
83B	Kenyon loam, 2 to 5 percent slopes	12.28	15.7	90.0	0	87	2e
426C	Aredale loam, 5 to 9 percent slopes	9.08	11.61	86.0	0	86	3e
426B	Aredale loam, 2 to 5 percent slopes	6.06	7.75	91.0	0	87	2e
88	Nevin silty clay loam, 0 to 2 percent slopes	4.05	5.18	95.0	0	98	1
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.7	0.9	78.0	0	78	2w
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.59	0.75	76.0	0	87	2w
TOTALS		78.23(*)	100%	87.33	-	87.64	2.37

### Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
426C	Aredale loam, 5 to 9 percent slopes	23.49	35.52	86.0	0	86	3e
83B	Kenyon loam, 2 to 5 percent slopes	18.77	28.38	90.0	0	87	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.62	26.64	87.0	0	89	2w
88	Nevin silty clay loam, 0 to 2 percent slopes	4.32	6.53	95.0	0	98	1
426B	Aredale loam, 2 to 5 percent slopes	1.93	2.92	91.0	0	87	2e
TOTALS		66.13(*)	100%	88.12	-	87.88	2.29

### Tract 1



### Tract 2



# 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 28, 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 Beecher Law Firm.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Beecher Law Firm 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 December 28, 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 Beecher Law Firm.

**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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in two tracts via Buyer's Choice. 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:** Mary J. Sorensen Remainder Charitable Trust; Mary J. Sorensen Revocable Trust (January 10, 2023)

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, November 28, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 30, 2023, with bidding concluding at the end of the live auction.

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