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L-2300585



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

109± Acres, Tama County, Iowa

Wednesday, November 15, 2023 | 10:00 AM

Gladbrook Legion Hall | 429 Johnston Street, Gladbrook, Iowa

Highlights:

- High-quality Tama County farms; 84 CSR2!
- Strong agricultural area located near Gladbrook
- Available to farm in 2024!

For additional information, please contact:

Macy Krug, Agent | (319) 231-0278

MKrug@FarmersNational.com

Bidding starts | Friday, November 10, 2023 at 8:00 AM

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

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

Property Information

Directions to Property:

From Gladbrook, Iowa, travel northwest out of town on C Avenue to 170th Street. Travel west one-half of a mile. Farm is located on south side of 170th Street and east side of B Avenue.

Legal Description:

The North Half of the Northwest Quarter and all that part of the South Half of the Northwest Quarter lying North and West of the right-of-way of the Chicago Great Western Railway in Section 8, Township 85 North, Range 16, West of the 5th P.M., Tama County, Iowa

Property Description:

This farm offers a strong CSR2 rating of 84, strong production levels for income/rental opportunities, and the perfect size for any potential buyer. Will be offered as a single tract. The CRP contract on the south side of the farm has expired and is open to farm in 2024. 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!

Farm Data:

Cropland	99.80 acres
Non-crop	7.55 acres
Waterways	1.40 acres
Total	108.75 acres

FSA Information:

	Base	Yield
Corn	59.90 acres	181 bushels
Soybeans	3.27 acres	53 bushels

Improvements:

- The farm is well-tiled throughout. The CRP ground is fully tiled. Tile maps are available upon request.

Taxes:

- \$3,964.00

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	47.35	43.15	78.0	0	78	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	44.72	40.75	87.0	0	89	3e
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	7.04	6.42	95.0	0	98	2e
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	6.08	5.54	92.0	0	90	2e
428B	Ely silty clay loam, 2 to 5 percent slopes	4.06	3.7	88.0	0	91	2e
11B	Colo-Ely complex, 0 to 5 percent slopes	0.32	0.29	86.0	0	92	2w
120B	Tama silty clay loam, 2 to 5 percent slopes	0.16	0.15	95.0	0	97	2e
TOTALS		109.7 3(*)	100%	83.94	-	84.97	2.41



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023, payable in 2024, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 15, 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 must be in the form of wired funds. All funds will be deposited and held by Daniels Hines Kalkhoff Cook & Swanson P.L.C.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Daniels Hines Kalkhoff Cook & Swanson P.L.C. 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 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 attorney Matt Craft.

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 one individual tract. 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: Robert W. Mohr Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, November 10, 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 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.