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LAND AUCTION

SIMULCAST LIVE AND ONLINE

191.65± Acres, Page County, Iowa

Friday, December 15, 2023 | 2:00 PM

Stadium 34 | 1200 Senate Avenue, Red Oak, Iowa

Highlights:

- **Combination tillable land, pasture, and timber**
- **Picturesque farm in a strong agricultural area**



For additional information, please contact:

Kam Hartstack, Agent/Auctioneer

(816) 510-7859

KHartstack@FarmersNational.com

Bidding starts | Wednesday, December 13, 2023, at 10:00 AM

Bidding closes | Friday, December 15, 2023, at close of live event

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

Property Information

Directions to Property:

From Red Oak, Iowa, travel south on Highway 48 10 miles south to 110th Street. Travel east on 110th Street for two miles to J Avenue. The farm is located in the northeast corner of the intersection of J Avenue and 110th Street.

Legal Description:

SW1/4 and the NW1/4SE1/4 of Section 2-Township 70 North-Range 38 West of the 5th P.M., Page County, Iowa.

Property Description:

Picturesque farm located in a beautiful area south of Red Oak, Iowa. Just minutes off of Highway 48, this farm has it all. With rolling hills, this property has row-crop, pasture, and two building sites which could make for nice homesteads. **Don't miss out on this opportunity to own a beautiful Page County farm!**

Improvements:

A one and one-half story home in fair condition and a 36' x 48' steel machine shed, in good condition.

Farm Data:

Cropland	147.29 acres
Pasture and Acreage	<u>44.74 acres</u>
Total	192.03 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	99.90 acres	131 bushels
Soybeans	39.60 acres	55 bushels

2022 Taxes:

\$4,592

Agent Comments:

The farm is leased for the 2024 crop year, contact agent for details.

Property Location Map



Aerial Map

Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	70.91	36.91	80.0	0	86	2w
9C	Marshall silty clay loam, 5 to 9 percent slopes	36.4	18.95	89.0	0	95	3e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	25.53	13.29	59.0	0	84	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	17.2	8.95	95.0	0	87	2e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	13.73	7.15	14.0	0	62	4e
99D	Exira silty clay loam, 9 to 14 percent slopes	10.18	5.3	62.0	0	89	3e
93D	Shelby-Adair clay loams, 9 to 14 percent slopes	8.7	4.53	37.0	0	76	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.32	2.25	87.0	0	88	3e
Z93E2	Shelby-Adair clay loams, deep loess, 14 to 18 percent slopes, eroded	3.27	1.7	29.0	0	59	4e
692C2	Mayberry clay loam, 5 to 9 percent slopes, moderately eroded	1.86	0.97	56.0	0	66	4e
TOTALS		192.1(*)	100%	71.7	-	84.92	2.64



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: Ownership will be granted at closing on January 17, 2024 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 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 the closing agent 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 17, 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 the title company.

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: Alm Gustaf Estate

Auctioneer: Kam Hartstack

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 13, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 2:00 PM on Friday, December 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.