



Farmers
National
Company™

www.FarmersNational.com

L-2400065

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

99± Acres, Webster County, Iowa

Tuesday, December 19, 2023 | 10:00 AM

Heartland Bank Community Room | 1201 Market Street, Gowrie, Iowa

Highlights:

- Nearly 100% tillable acres!
- Well located near Poet Ethanol Plant
- Excellent sized addition to any operation

For additional information, please contact:

Adam Pick, AFM, Agent | (712) 210-3458

APick@FarmersNational.com

Bidding starts | Tuesday, December 12, 2023 at 8:00 AM
Bidding closes | Tuesday, December 19, 2023 at close of live event

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

Property Information

Directions to Property:

This property is well located just northeast of Gowrie, Iowa by taking Main Street/350th Street east a quarter of a mile just outside the edge of town. The property will be to the north and outlined by signage.

Property Description:

Look no more! This high quality property offers an excellent location, gentle roll to the terrain, close to Poet Ethanol Plant for strong corn bids AND a stones throw away from Landus Coop in Gowrie for ease of harvest logistics. The FSA outlines 98.26 cropland acres with .41 acres that should also be considered crop production. This makes for a 99.7% tillable farm with top-end yield potential. Don't miss out on the potential purchase of this prime farm property!

Please visit the website for photos, drainage details, drone video and much more.

Legal Description:

The NE 1/4 of the SW 1/4 & The Fractional W 3/4 of the W 1/2 in the SE 1/4, All in Section 6 T86N - R29W of the 5th P.M., Webster County, Iowa. Exact Legal Per Abstract.

Farm Data:

Cropland	98.26 acres
Non-crop	.74 acres
Total	99 acres

FSA Information:

	Base	Yield
Corn	84.24 acres	145 bushels
Soybeans	13.59 acres	52 bushels

Taxes: \$2,876

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
55	Nicollet clay loam, 1 to 3 percent slopes	27.17	27.69	89.0	0	81	1
956	Harps-Okoboji complex, 0 to 2 percent slopes	21.72	22.13	69.0	0	80	2w
138B	Clarion loam, 2 to 6 percent slopes	20.43	20.82	89.0	0	83	2e
507	Canisteo clay loam, 0 to 2 percent slopes	17.92	18.26	84.0	0	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.89	7.02	59.0	0	75	3w
107	Webster clay loam, 0 to 2 percent slopes	4.0	4.08	86.0	0	83	2w
95	Harps clay loam, 0 to 2 percent slopes	0.02	0.02	72.0	0	82	2w
TOTALS		98.15(100%	81.45	-	81.05	1.79



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 January 25, 2024, or such other date agreed to by the parties. Subject to the current lease in place. This lease has been terminated giving the buyer full rights for the 2024 crop season.

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 Trust Account.

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 Trust Account 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 January 25, 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 Farmers National 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 not 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: Charles Christianson, Karen Inman, Judith Anderson, Sarah Lynn Anderson and Jean Volpe

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Tuesday, December 12, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, December 19, 2023**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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 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.