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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**40± Acres, Union County, Iowa**

**Friday, June 28, 2024 | 10:00 AM**

**Afton Community Center | 240 North Douglas, Afton, Iowa**

## Highlights:

- High percentage tillable acres
- CSR2 of 72.8, above county average
- Located on a state highway
- Considerable tile and terraces installed



**For additional information, please contact:**

**Jon Peterson, Agent | (515) 360-1567**

**[JPeterson@FarmersNational.com](mailto:JPeterson@FarmersNational.com)**

**Bidding starts | Wednesday, June 26, 2024 at 8:00 AM**

**Bidding closes | Friday, June 28, 2024 at the close of the live event**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

Located on the south city limit of Arispe, Iowa, on Highway 169. Farm lies to the east of Highway 169.

### Legal Description:

40 acres M/L in the SW1/4 of Section 17, T71N, R29W, exact legal per survey and abstract.

### Property Description:

Great laying row crop farm located on a state highway, CSR2 of 72.8 and has 37 tillable acres currently. 6,980 ft. of 4, 5, 6, and 8 inch tile has been installed along with 2,000 ft of farmable and narrow base terraces (maps documenting conservation work available). Leased for the 2024 crop year. This is a great add-on unit or the right size for a beginning farmer or first time purchase. Base acreage shown is estimated, subject to FSA reconstitution. Spring 2024 soil tests show average PH 6.9, OM 4.33, P 55, K 147, S 6.1, CEC 16.0.

### Farm Data:

Cropland	37 acres
Non-crop	<u>3 acres</u>
Total	40 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Oats	2.2 acres	45 bushels
Corn	14.4 acres	112 bushels
Soybeans	12.1 acres	36 bushels

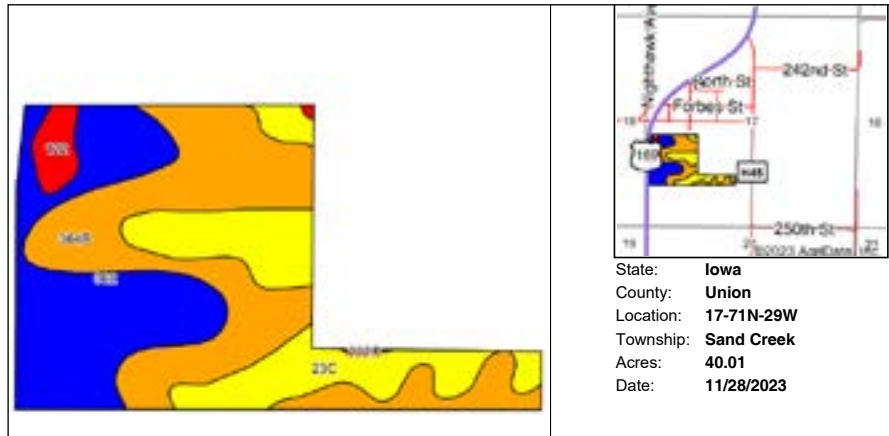
**Taxes:** \$688



## Aerial Map



## Soils Map



Area Symbol: IA175, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
364B	Grundy silty clay loam, 2 to 5 percent slopes	16.49	41.2%		72
362	Haig silty clay loam, 0 to 2 percent slopes	12.34	30.8%		83
23C	Arispe silty clay loam, 5 to 9 percent slopes	9.84	24.6%		66
122	Sperry silt loam, 0 to 2 percent slopes	1.22	3.0%		39
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.12	0.3%		31
<b>Weighted Average</b>					<b>72.8</b>



# 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 September 18, 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 Farmers National Company.

**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 Company 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 the Seller and the Buyer. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on September 18, 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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sale:** 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 bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 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:** Dennis and Patricia Wimmer

**Online Bidding Procedure:** This online auction begins on Wednesday, June 26, 2024, at 8:00 AM. Bidding closes on Friday, June 28, 2024, at the close of the live event.

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

