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Company

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L-2400085

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ONLINE AUCTION

154.9± Acres, Humboldt County, Iowa

Bidding starts | Sunday, January 28, 2024 at 1:00 PM

Bidding closes | Tuesday, January 30, 2024 at 1:00 PM

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

Highlights:

- **High quality cropland with a CSR2 of 85.4!**
- **49.22 acres of CRP with annual payments of \$300 per acre**
- **Located northeast of Gilmore City in Section 29 of Avery Township**



For additional information, please contact:

Thad Naeve, Agent | (515) 368-0773

TNaeve@FarmersNational.com

Property Information

Directions to Property:

Two miles east of Gilmore City on Highway 3, then north on Colorado Avenue one and one half miles. Property is on the west side of Colorado Avenue.

Legal Description:

The Northeast 1/4 of Section 29, Township 92 North, Range 30 West of the 5th P.M., Humboldt County, Iowa, except a 5.1-acre tract.

Property Description:

154.9 +/- acres of highly productive cropland and CRP with a CSR2 of 85.4, located four miles northeast of Gilmore City, Iowa.

2021 Taxes: Payable in 2023-2024
\$5,111 (estimated)

Farm Data:

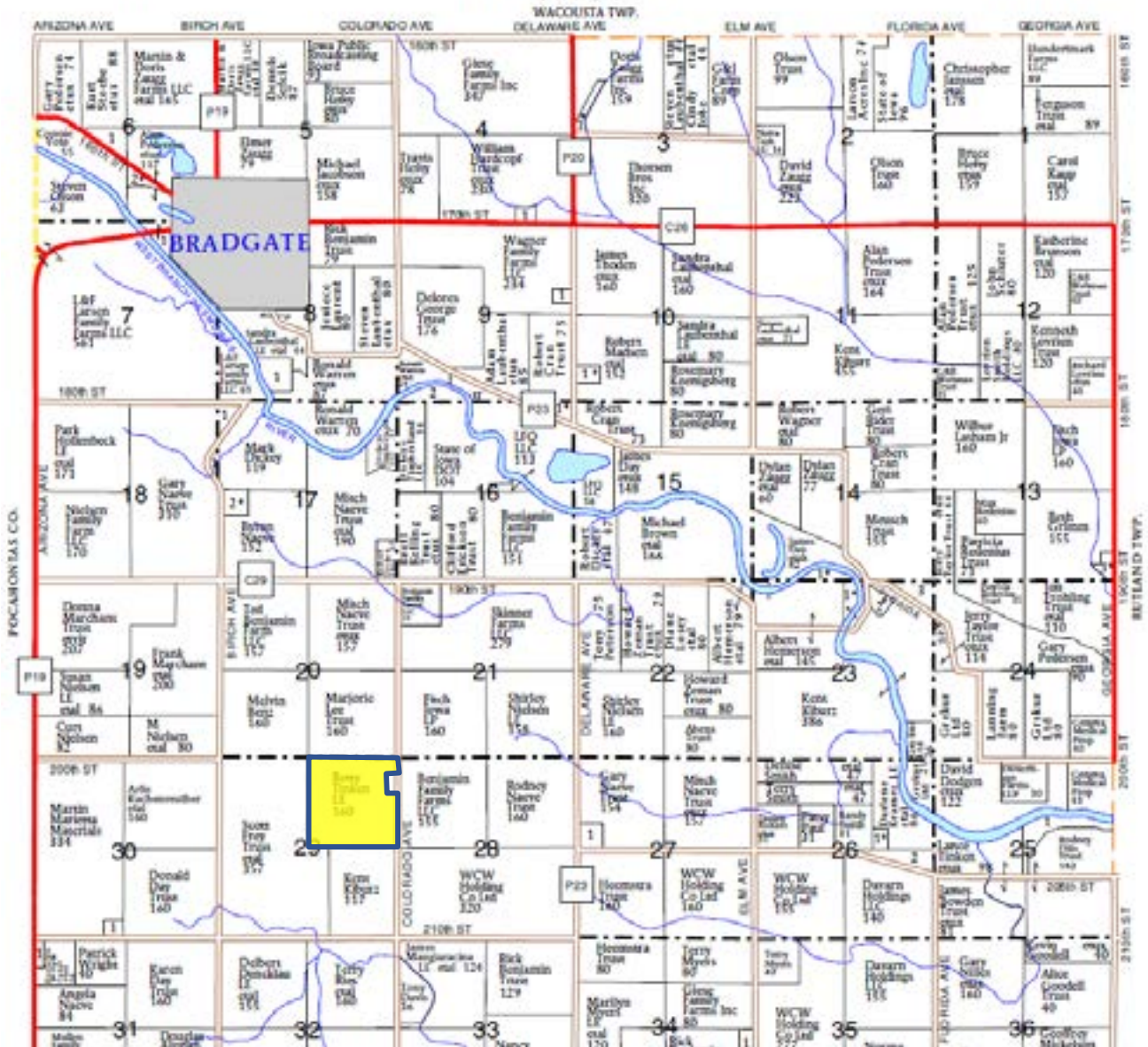
Cropland	101.48 acres
CRP	49.22 acres
Other (Road)	4.20 acres
Total	154.9 acres

FSA Information:

	Base	Yield
Corn	84.10 acres	154 bushels
Soybeans	17.38 acres	49 bushels

CRP:

49.22 acres enrolled with an annual payment of \$14,766, expiring September 30, 2027.



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	67.82	43.88	86.0	0	83	2w
507	Canisteo clay loam, 0 to 2 percent slopes	29.55	19.12	84.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	26.22	16.96	89.0	0	83	2e
55	Nicollet clay loam, 1 to 3 percent slopes	20.08	12.99	89.0	0	81	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.6	3.62	59.0	0	75	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.29	3.42	83.0	0	69	3e
TOTALS		154.56(*)	100%	85.44	-	81.78	1.94



Online 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 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 February 29, 2024, or such other date agreed to by the parties subject to a lease on the cropland for crop year 2024. Please contact agent for more information.

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 Lemmenes & Dodgen Law Firm, 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 Lemmenes & Dodgen 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 is on February 29, 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 Lemmenes & Dodgen Law Firm.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Sunday, January 28, 2024, at 1:00 PM until Tuesday, January 30, 2024, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 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.

Sellers: Betty L. Tinken Trust

Online Bidding Procedure: This online auction begins on **Sunday, January 28, 2024, at 1:00 PM. Bidding closes on Tuesday, January 30, 2024, at 1:00 PM.**

To register and bid on this auction go to: **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.

