



**Farmers
National
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L-2400105

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FOR MORE INFO!



FOR SALE BY BIDS

161.51± Acres, Cedar County, Iowa

Offered in One Tract

BIDS DUE: Wednesday, January 24, 2024

Contact Agents for Additional Details!

Highlights:

- **Something for everyone - cropland/recreation/acreage**
- **A large Cedar County farm just minutes from Iowa City.**
- **Free and clear for 2024.**

For additional information, please contact:

John Yeomans, AFM/Agent | (319) 325-3080
JYeomans@FarmersNational.com

Adam Pick, AFM/Agent | (712) 210-3458
APick@FarmersNational.com

Property Information

Directions to Property:

From I-80 Exit 254, turn north on County Road X30/Baker Avenue and go approximately 4.5 miles through West Branch, Iowa to County Road F36/250th Street. Then travel west on County Road F36/250th Street for one-half a mile to farm. Acreage 911 address is 48. Property lies south of 250th Street and east of the Cedar-Johnson County Road.

Legal Description:

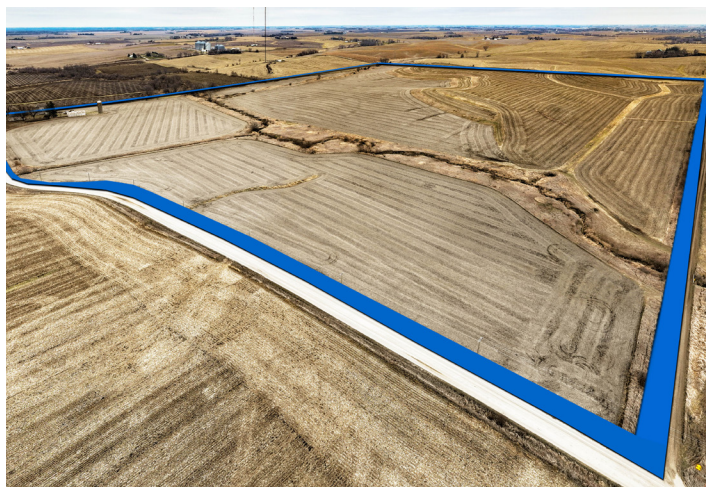
The NW 1/4 of Section 19 & the 2 acres in the SE 1/4 of the SW 1/4 of Section 18, All In T80N - R4W of the 5th P.M., Cedar County, IA. Exact legal description shall be taken from Sellers' abstract of title.

Property Description:

If you are searching for a farm with proven income potential AND/OR a personal get-away location with a building site, your search as ended. This property offers it all! Why drive hours to get away when you can have this one-of-a-kind property located right on the county line in Cedar County. Enjoy Hawkeye game weekends with family and friends on your own farm! Farmland and acreage will be marketed and sold as 161.51, more or less, based on assessed acres. Bid accordingly, and don't miss your once-in-a-life time chance on this quality farm property!

For a personal property tour, please call local agent John Yeomans at (319) 325-3080 to schedule an appointment.

Please see our website for drone video and much more!



Farm Data:

Cropland	147.8 acres
Grass and Acreage	20.72 acres
Total	168.52 acres (per FSA)

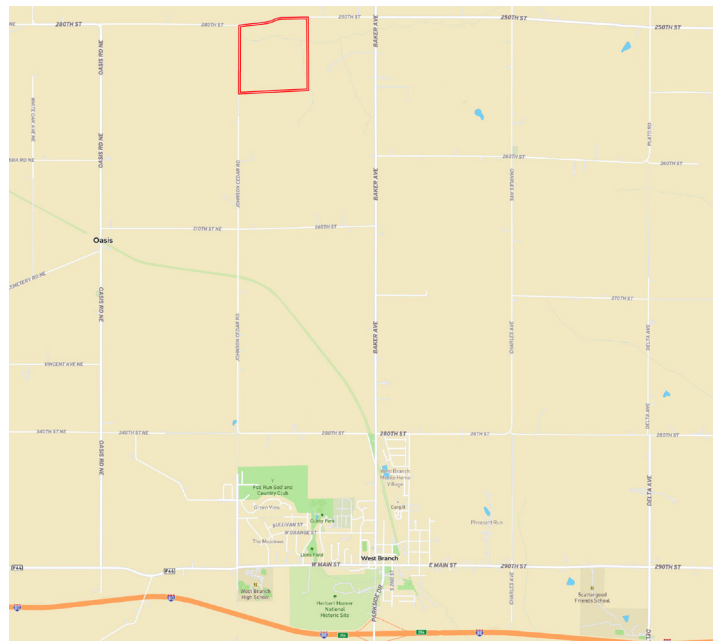
FSA Information:

	Base	Yield
Corn	105.6 acres	170 bushels
Soybeans	15.4 acres	59 bushels

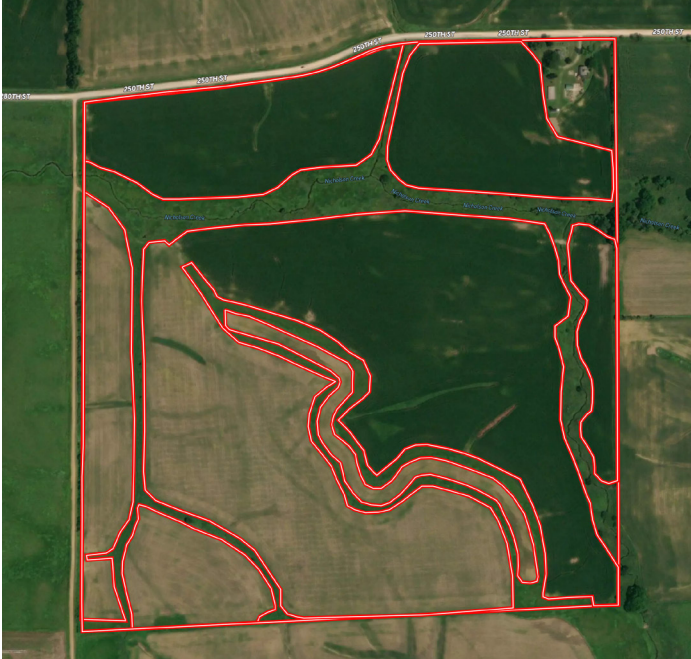
Taxes: \$5,794

Taxable Acres: 161.51 acres

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	26.38	19.29	57.0	0	81	4e
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	25.66	18.77	78.0	0	82	2w
911B	Colo-Ely complex, 0 to 5 percent slopes	21.72	15.89	86.0	0	92	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	15.44	11.29	87.0	0	89	3e
428B	Ely silty clay loam, 2 to 5 percent slopes	13.26	9.7	88.0	0	91	2e
462B	Downs silt loam, terrace, 2 to 5 percent slopes	9.22	6.74	90.0	0	95	2e
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	8.68	6.35	31.0	0	66	6e
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	5.79	4.23	50.0	0	75	4e
120B	Tama silty clay loam, 2 to 5 percent slopes	4.67	3.42	95.0	0	97	2e
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	3.54	2.59	47.0	0	78	3e
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	1.46	1.07	76.0	0	82	3e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.91	0.67	82.0	0	85	3e
TOTALS		136.7 3(*)	100%	73.63	-	85.05	2.88

For Sale By Bid Terms

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

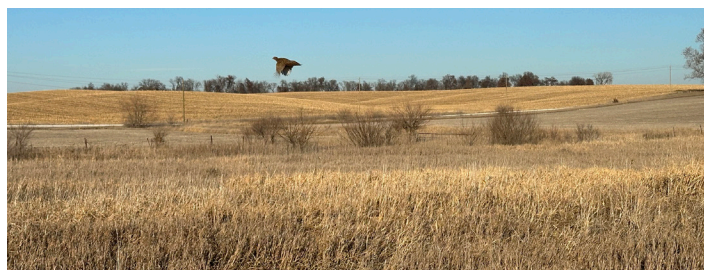
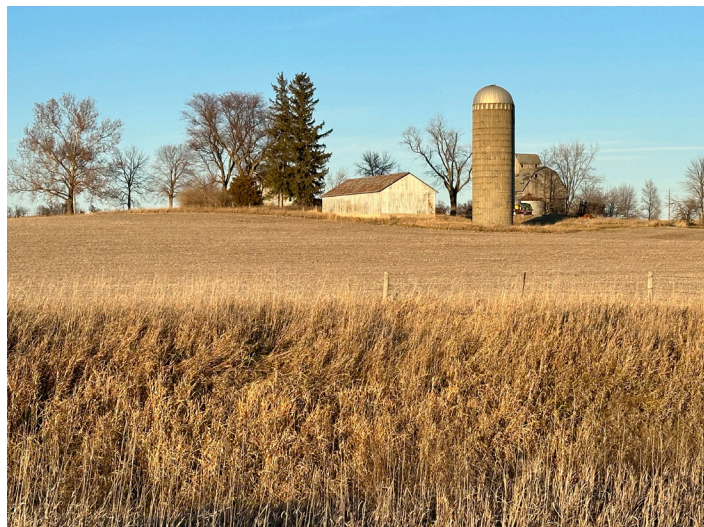
Taxes: Real estate taxes will be prorated to closing.

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. Any septic updates to be completed by buyer.

Possession: Possession will be granted at closing on February 28, 2024, or such other date agreed to by the parties. Subject to the current lease in place that was terminated and ends February 29, 2024. Sellers and tenant have until this date to remove personal property.

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. Sale is not contingent upon Buyer(s) financing.



Closing: The sale closing will be on February 28, 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 closing agent.

Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of John Yeomans (PO Box 1488, Iowa City, Iowa 52244) up to Wednesday, January 24, 2024. Bids should be for the total dollar amount and not per acre. Those submitting the highest written bids will be notified and invited to participate (if necessary) in additional bidding to be held on Friday, January 26th. The invited bidders will be notified of the time and location on Thursday, January 25th.

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: Pamela Kay Long Life Estate, Thad Long and Catherine Downing.

