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L-2400140

Tract 2

Tract 1

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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**81.11± Acres, Chickasaw County, Iowa**

Monday, February 26, 2024 | 10:00 AM

Fredericksburg Community Center | 151 West Main Street, Fredericksburg, Iowa

## Highlights:

- On hard surface road very close to grain market
- Development possibilities
- Offering two separate tracts



For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

[RMitchell@FarmersNational.com](mailto:RMitchell@FarmersNational.com)

**Bidding starts | Friday, February 23, 2024, at 8:00 AM**

**Bidding closes | Monday, February 26, 2024, at close of live event**

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

## Property Information

### Directions to Property:

From Fredericksburg, go a quarter mile south on 300th Street. Property will be on the east side of the road.

### Legal Description:

Parcel 2023-19 in the South half of the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Southeast Quarter AND Parcel 2023-20 in the West half of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter, all in Section 13, Township 94 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa. Exact legal TBD by survey.

### Property Description:

Two separate tracts of land on the edge of town. Farm or develop.

### Farm Data:

#### Tract 1:

Cropland	35.43 acres
Other	<u>.63 acres</u>
Total	36.06 acres

#### Tract 2:

Cropland	42.02 acres
Other	<u>3.03 acres</u>
Total	45.05 acres

### Taxes:

**Tract 1:** TBD

**Tract 2:** TBD

Aerial Map



## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	20.89	55.21	88.0	0	91	2w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	13	34.36	59.0	0	87	2s
198B	Floyd loam, 1 to 4 percent slopes	3.18	8.4	89.0	0	88	2w
407B	Schley loam, 1 to 4 percent slopes	0.77	2.03	81.0	0	95	2w
177	Saude loam, 0 to 2 percent slopes	0.01	0.03	60.0	0	77	2s
TOTALS		37.85(*)	100%	77.99	-	89.48	2.0

## Location Map



## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
407B	Schley loam, 1 to 4 percent slopes	20.72	45.78	81.0	0	95	2w
84	Clyde clay loam, 0 to 3 percent slopes	8.85	19.55	88.0	0	91	2w
173	Hoopeston sandy loam, 0 to 3 percent slopes	6.17	13.63	55.0	0	66	2s
285D	Burkhardt sandy loam, 5 to 14 percent slopes	3.92	8.66	5.0	0	46	6e
83C	Kenyon loam, 5 to 9 percent slopes	2.49	5.5	85.0	0	86	3e
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.07	2.36	70.0	0	77	2w
83B	Kenyon loam, 2 to 5 percent slopes	1.06	2.34	90.0	0	87	2e
177	Saude loam, 0 to 2 percent slopes	0.84	1.86	60.0	0	77	2s
W	Water	0.13	0.29	-	0	-	-
TOTALS		45.25(*)	100%	71.77	-	84.28	2.4

# 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 March 28, 2024, or such other date agreed to by the parties.

**Earnest Payment:** A 15% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Kennedy & Kennedy Law Firm.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Kennedy & Kennedy Law Firm 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 March 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 Kennedy & Kennedy Law Firm.

**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 two individual tracts. 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 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:** Plantbased Innovations LLC

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, February 23, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, February 26, 2024, with bidding concluding at the end of the live auction.

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

All bids on the tracts 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.

