



**Farmers
National
Company**

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L-2400189

Tract 2

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

157.47± Acres, Chickasaw County, Iowa

Thursday, April 11, 2024 | 10:00 AM

Chickasaw Event Center | 311 North Water Avenue, New Hampton, Iowa

Highlights:

- **75% cropland; 25% recreational**
- **Ideal deer and wildlife property with cropland for income**
- **Only two miles from Ionia/grain market**



For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Monday, April 8, 2024, at 8:00 AM
Bidding closes | Thursday, April 11, 2024, at close of live event

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

Property Information

Directions to Property:

Tract 1: From Ionia, go west on B57 two and a quarter miles and then turn left on Beaumont Avenue.

Property will be on the west side of the road.

Tract 2: From Ionia, go west one and a half miles to Cheyenne Avenue, turn left and go south a quarter mile. Property will be on the west side of the road.

Legal Description:

Tract 1: The West half of the Northwest Quarter of Section 21, Township 95 North, Range 14 West of the 5th P.M. in Chickasaw County, Iowa, (Except 1 acre of land located north of the highway in the West half of the Northwest Quarter deeded to Town of Ionia, Iowa, and recorded in Deed Book 77, Page 503) and (Except Parcels B and C and except roads).

Tract 2: The North half of the Southeast Quarter (Except the West half of the Northwest Quarter of the Southeast Quarter) and the Southeast Quarter of the Southeast Quarter of Section 21, Township 95 North, Range 14, subject to easements of record.

Property Description:

Good combination of income productive property as well as recreational; many walnut trees.

Farm Data:

Tract 1:

Cropland	58.47 acres
Non-crop	<u>1.00 acre</u>
Total	59.47 acres

Tract 2:

Cropland	74.47 acres
Non-crop	<u>23.53 acres</u>
Total	98.00 acres

FSA Information:

Tract 1:	Base	Yield
Corn	38.3 acres	124 bushels
Soybeans	14.95 acres	36 bushels
Tract 2:	Base	Yield
Corn	48.9 acres	124 bushels
Soybeans	25.57 acres	36 bushels

2022 Taxes:

Tract 1: \$1,496

Tract 2: \$966

11.2 acres in Forest Reserve; exempt from property taxes

Location Map



Aerial Maps



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
171C2	Bassett loam, 5 to 9 percent slopes, eroded	19.67	32.73	77.0	0	80	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.53	25.84	87.0	0	89	2w
775C	Billett sandy loam, 5 to 9 percent slopes	13.23	22.01	62.0	0	61	3e
171B	Bassett loam, 2 to 5 percent slopes	9.77	16.26	85.0	0	86	2e
777B	Wapsie loam, 2 to 5 percent slopes	1.28	2.13	50.0	0	66	2e
84	Clyde clay loam, 0 to 3 percent slopes	0.4	0.67	88.0	0	91	2w
198B	Floyd loam, 1 to 4 percent slopes	0.14	0.23	89.0	0	88	2w
408C	Olin sandy loam, 5 to 9 percent slopes	0.09	0.15	59.0	0	72	2e
TOTALS		60.11(*)	100%	77.09	-	78.91	2.55



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
776B	Lilah sandy loam, 2 to 5 percent slopes	28.47	29.02	5.0	0	43	4s
776D2	Lilah sandy loam, 5 to 14 percent slopes, moderately eroded	18.75	19.12	5.0	0	39	6s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.85	13.1	59.0	0	87	2s
177B	Saude loam, 2 to 5 percent slopes	10.81	11.02	55.0	0	77	2s
777	Wapsie loam, 0 to 2 percent slopes	7.5	7.65	55.0	0	67	2s
775C	Billett sandy loam, 5 to 9 percent slopes	5.37	5.47	62.0	0	61	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.83	4.92	87.0	0	89	2w
775B	Billett sandy loam, 2 to 5 percent slopes	4.02	4.1	67.0	0	61	3s
1936	Spillville-Udfluvents complex, channeled, 0 to 2 percent slopes	3.41	3.48	25.0	0	36	5w
171B	Bassett loam, 2 to 5 percent slopes	1.24	1.26	85.0	0	86	2e
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.84	0.86	77.0	0	80	3e
TOTALS		98.09(*)	100%	33.43	-	58.19	3.55



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 May 16, 2024, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% earnest money payment is required on the day of the bidding. All funds will be deposited and held by Skilton & Skilton Law 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 Skilton & Skilton Law Office, 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 May 16, 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 Skilton & Skilton Law Office.

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: Mary Link Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, April 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, April 11, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.

