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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**73.27± Acres, Fayette County, Iowa**

**Thursday, August 15, 2024 | 10:00 AM**

**Westgate Community Center | 184 Main Street, Westgate, Iowa**

## Highlights:

- Above average farmland with drainage tile
- Good access driveway and close to grain market
- Nice tract of cropland to add to any operation

**For additional information, please contact:**

**Randy Mitchell, Agent | (641) 220-3410**

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

**Bidding starts | Monday, August 12, 2024, at 8:00 AM**  
**Bidding closes | Thursday, August 15, 2024, at close of live event**

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

## Property Information

### Directions to Property:

From Fayette, go west on 93 for five and one-half miles to Q Avenue. Turn south and go one and three-quarters of a mile. The property will be on the west side of the road.

### Legal Description:

The North One-half of the Southeast Quarter of Section 32, all in Township 93 North, Range 9 West of the 5th P.M., except roads and building site described as the South 32 rods of the East 30 rods of the Northeast Quarter of the Southeast Quarter of Section 32, Township 93 North, Range 9 West of the 5th P.M., Fayette County, Iowa.

### Property Description:

Cropland with a CSR2 rating of 83.37; good access and close to grain market

### Farm Data:

Cropland	66.17 acres
CRP	3.25 acres
Other	<u>3.85 acres</u>
Total	73.27 acres

### FSA Information:

	Base	Yield
Corn	54.98	161 bushels
Soybeans	10.30	43 bushels

### CRP Information:

- 3.25 acres, due to expire September 30, 2031. Annual payment of \$1,235.00. Pro-rated to date of closing.

### Taxes:

- \$2,913.12

## Property Location



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	29.12	44.65	90.0	0	87	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.78	37.99	87.0	0	89	2w
284B	Flagler sandy loam, 2 to 5 percent slopes	5.34	8.19	49.0	0	65	3e
284	Flagler sandy loam, 0 to 2 percent slopes	3.35	5.14	56.0	0	66	3s
84	Clyde clay loam, 0 to 3 percent slopes	1.91	2.93	88.0	0	91	2w
177	Saude loam, 0 to 2 percent slopes	0.72	1.1	60.0	0	77	2s
TOTALS		65.22(*)	100%	83.37	-	84.89	2.13



# 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 September 24, 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 Bauch & Lechtenburg Law Office.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bauch & Lechtenburg 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 September 24, 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 Bauch & Lechtenburg Law Office.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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:** Sylvia Wells Estate

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, August 12, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 15, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.