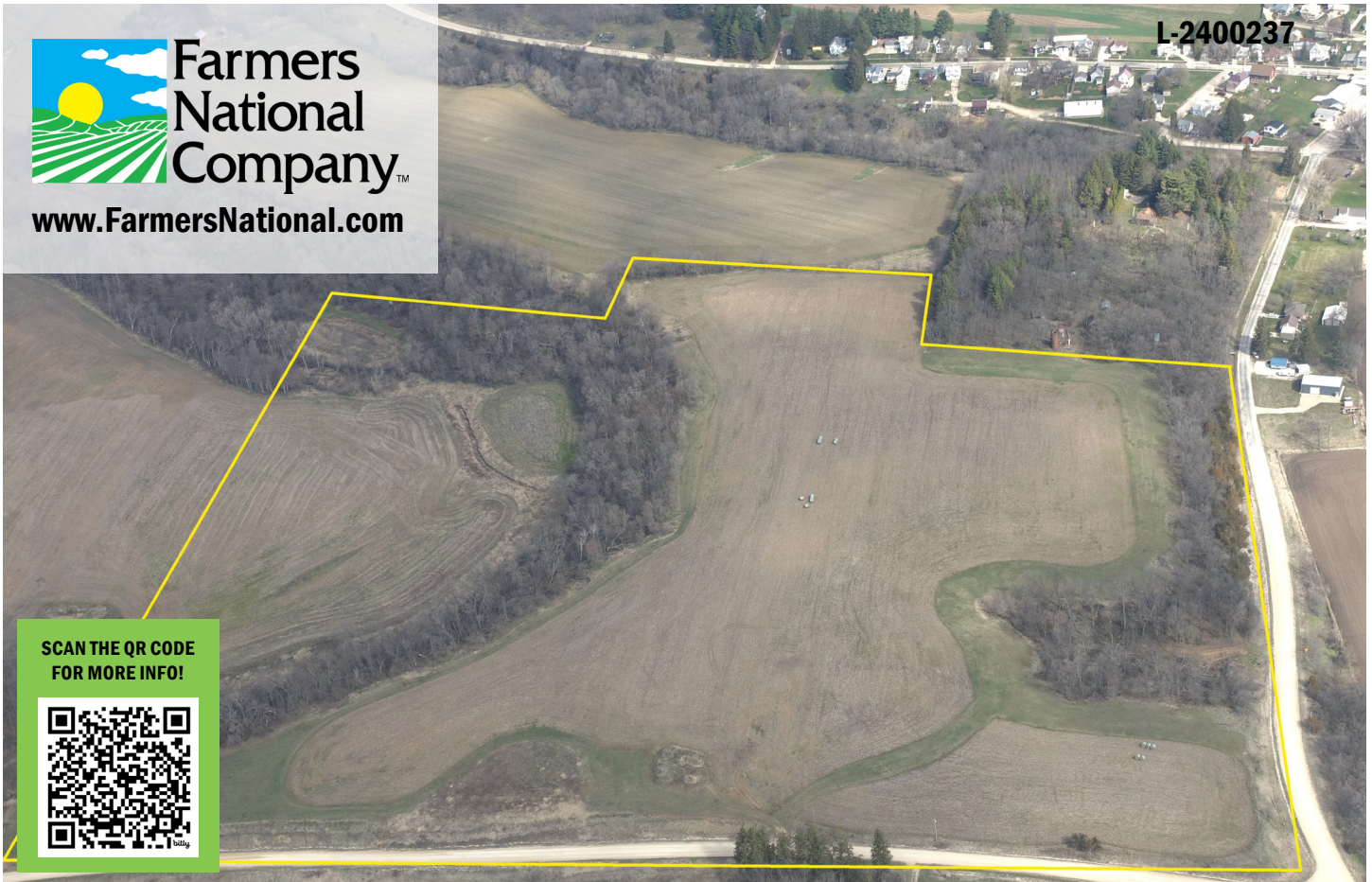




**Farmers
National
Company™**

www.FarmersNational.com

L-2400237



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

58.37± Acres, Clayton County, Iowa

Tuesday, April 30, 2024 | 10:00 AM

Johnson's Reception | 916 1/2 High Street NE, Elkader, Iowa

Highlights:

- **Open for a new operator this farming season**
- **In an area where land does not normally come up for sale**
- **On the south edge of St. Olaf**

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Friday, April 26, 2024, at 8:00 AM
Bidding closes | Tuesday, April 30, 2024, at close of live event

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

Property Information

Directions to Property:

From St. Olaf, go south to 210th Street. Turn right, and go west. The property will be on the north side of the road.

Legal Description:

Lot Two and Three of the Southwest Quarter of the Southwest Quarter, Section 25; the Southeast Quarter of the Southeast Quarter; and part of the Northeast Quarter of the Southeast Quarter described as: Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter; thence North 263.1 feet, thence North 89 degrees 37' West 662.3 feet, thence South 0 degrees 2' East 263.1 feet, thence South 89 degrees 37' East 662.2 feet to point of beginning; in Section 26; Lot One of the Northeast Quarter of the Northeast Quarter, Section 35; all in Township 94 North, Range 5 West of the 5th P.M., according to the recorded plats thereof, all in Clayton County, Iowa

Property Description:

Available to farm this year. Very close to a grain market with good access.

Farm Data:

Cropland	43.16 acres
Other	<u>15.21 acres</u>
Total	58.37 acres

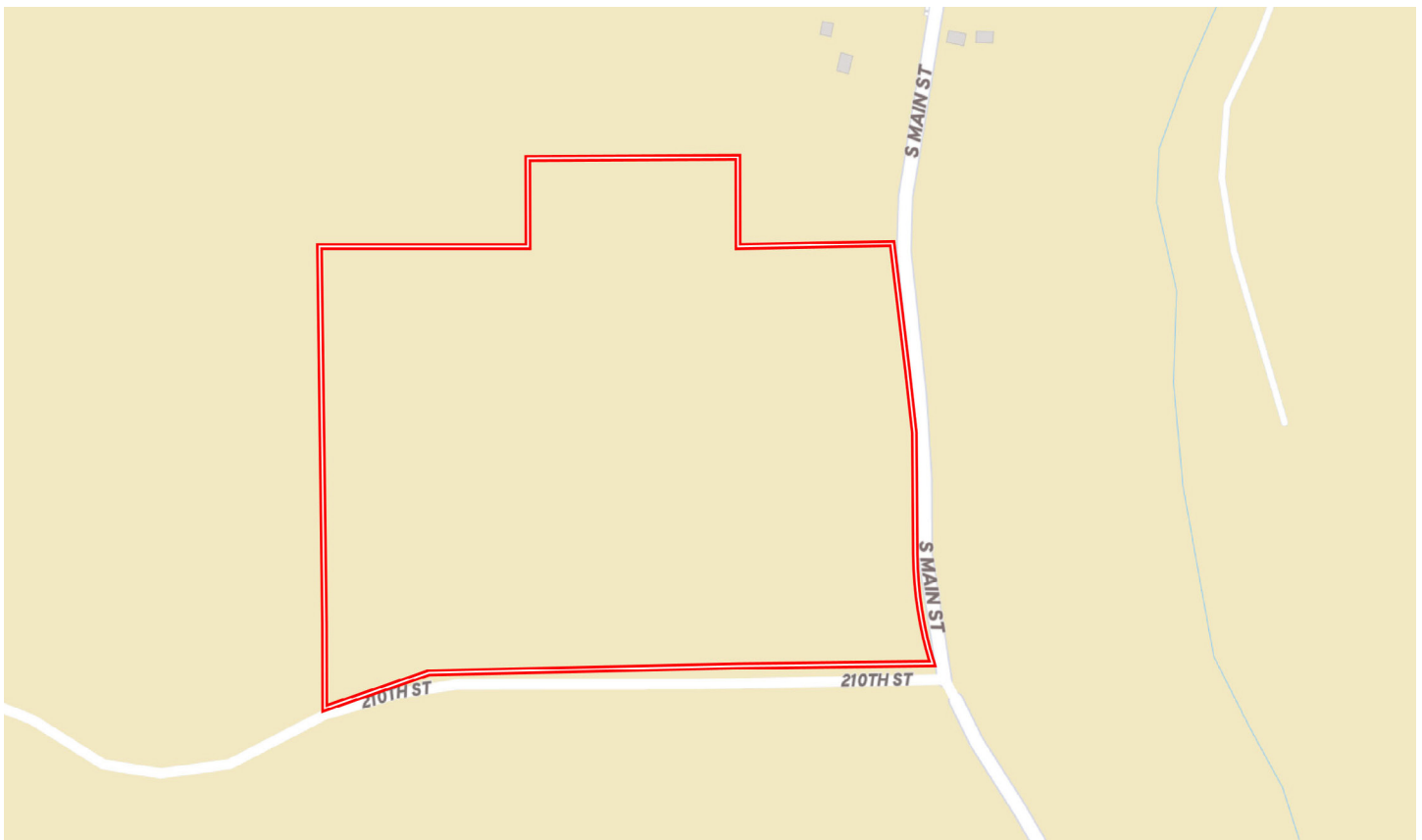
FSA Information:

	Base	Yield
Corn	TBD	163 bushels
Soybeans	TBD	58 bushels

Taxes:

• \$1,179.50

Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.33	35.59	46.0	0	81	3e
703F	Dubuque silt loam, 18 to 25 percent slopes	4.89	14.12	6.0	0	40	6e
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	4.17	12.04	46.0	0	69	4e
499F	Nordness silt loam, 14 to 25 percent slopes	3.63	10.48	5.0	0	42	7s
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	3.59	10.36	75.0	0	88	2w
496B	Dorchester-Volney complex, 1 to 5 percent slopes	1.56	4.5	50.0	0	54	2w
163E	Fayette silt loam, 14 to 18 percent slopes	1.53	4.42	38.0	0	81	4e
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	1.1	3.18	29.0	0	72	6e
163C	Fayette silt loam, 5 to 9 percent slopes	0.84	2.42	75.0	0	89	3e
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.53	1.53	35.0	0	77	4e
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.38	1.1	41.0	0	66	4e
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.06	0.17	5.0	0	5	-
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	0.03	0.09	8.0	0	44	4e
TOTALS		34.64(*)	100%	38.73	-	68.71	3.98



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 30, 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 MC & N Law Firm 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 MC & N 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 May 30, 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 MC & N Law Firm.

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: Wendl Cattle Company Inc

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, April 26, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, April 30, 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 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.