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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160± Acres, Calhoun County, Iowa**

**Wednesday, July 10, 2024 | 10:00 AM**

**Lake City Community Memorial Building | 126 East Washington Street, Lake City, Iowa**

## Highlights:

- Very high CSR2 of 87.5!
- Gentle roll to the terrain
- Cash rent credit at closing!

**For additional information, please contact:**

**Adam Pick, AFM, Agent | (712) 210-3458**

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

**Bidding starts | Monday, June 24 , 2024 at 8:00 AM**  
**Bidding closes | Wednesday, July 10, 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 the intersection of N26 and D53 West of Yetter, Iowa, travel North 3.5 miles to 290<sup>th</sup> Street, then travel East for .5 miles. The property will be to the South.

**Property Description:** This is your chance to purchase this high quality Calhoun County farm that offers an incredibly high CSR2, gently rolling terrain for natural drainage and instant income from a cash rent credit at closing. Farms of this caliber in this area are not made available very often. Now is the time to lock into this highly tillable quarter that will suit your production or investment needs!

**Legal Description:** The NW 1/4 of Section 7, T87N-R34W of the 5th P.M., Calhoun County, Iowa.

**Farm Data:**

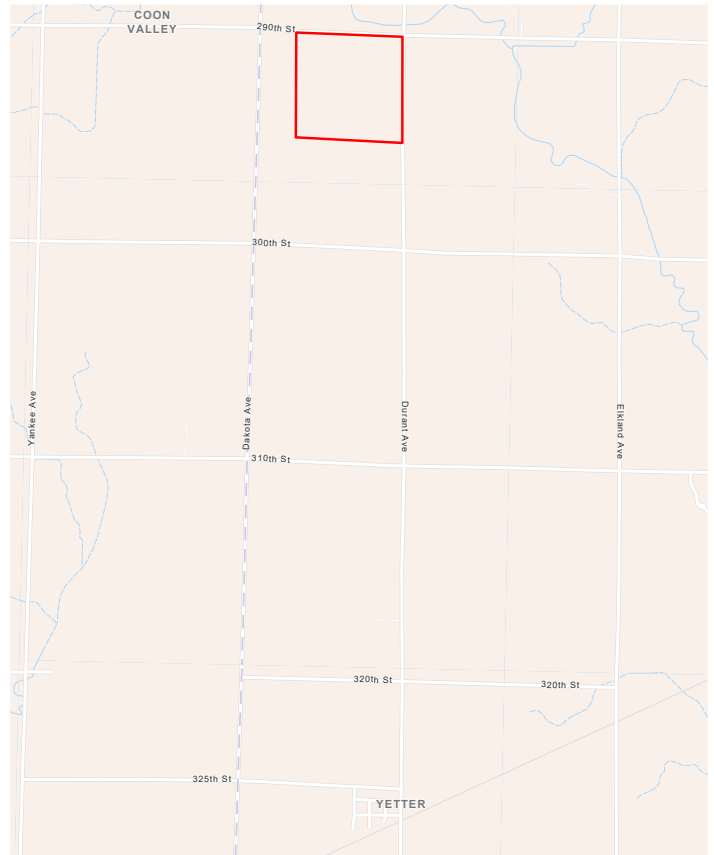
Cropland	154.75 acres
Non-crop	5.25 acres
<b>Total</b>	<b>160 acres</b>

**FSA Information:**

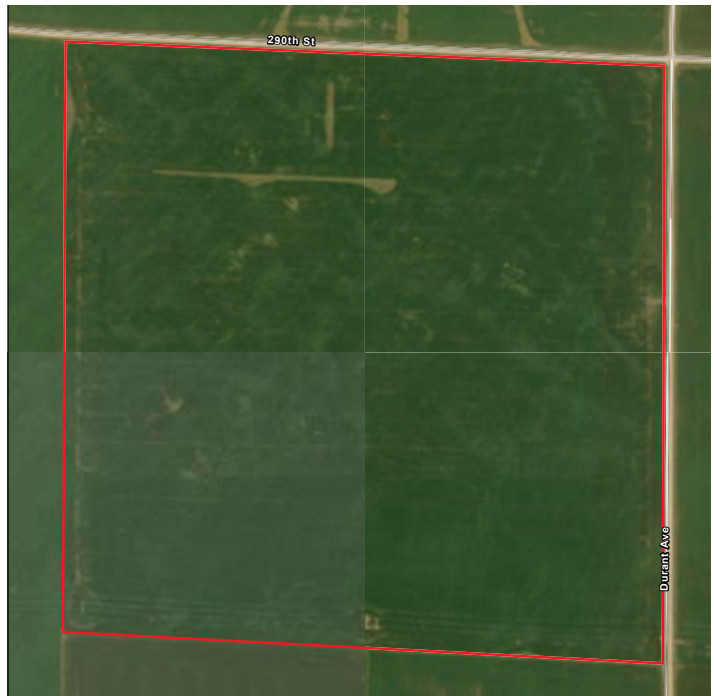
	Base	Yield
Corn	76.4 acres	158 bushels
Soybeans	76.4 acres	42 bushels

**Taxes:** \$4,970

## Location Map

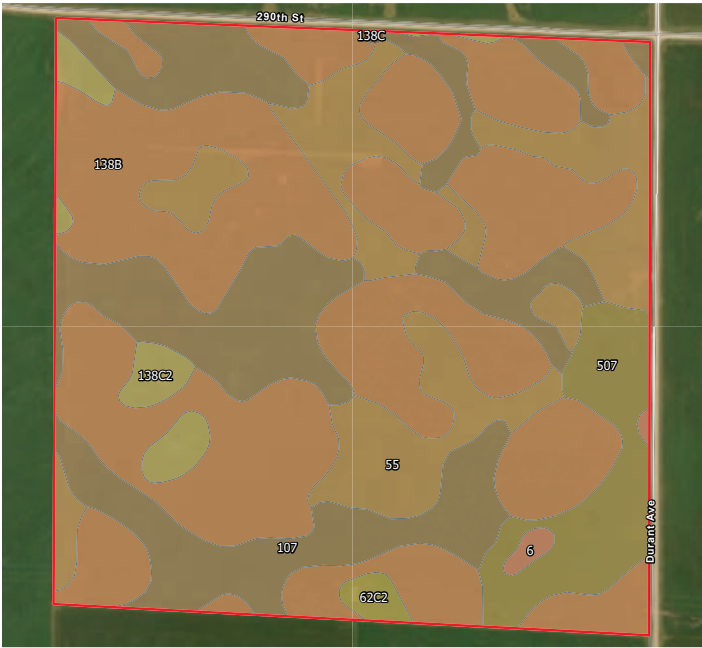


## Aerial Map





# Soils Map



Map Symbol	Name	Non-IRR LCC	CSR2	ACRES
138B	Clarion loam, 2 to 6 percent slopes	2e	89	76
107	Webster clay loam, 0 to 2 percent slopes	2w	86	37.3
55	Nicollet clay loam, 1 to 3 percent slopes	1	89	24.4
507	Canisteo clay loam, 0 to 2 percent slopes	2w	84	10.6
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3e	83	4.1
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3e	64	1.1
6	Okoboji silty clay loam, 0 to 1 percent slopes	3w	59	0.7
138C	Clarion loam, 6 to 10 percent slopes	3e	84	0.1
TOTAL			87.5	154.3



# 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 August 13, 2024, or such other date agreed to by the parties. Subject to the current lease in place. This lease has been terminated. A cash rent credit of \$25,000 will be granted to the buyer at the time of closing.

**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 Nyemaster Goode 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 Nyemaster Goode 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 August 13, 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 Nyemaster Goode.

**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 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:** Luckow Family Trust

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, June 24, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, July 10, 2024**, with bidding concluding at the end of the live auction.

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