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# ONLINE AUCTION

**73± Acres, Humboldt County, Iowa**

**Bidding starts | Tuesday, November 5, 2024, at 1:00 PM**

**Bidding closes | Thursday, November 7, 2024, at 1:00 PM**

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

## Highlights:

- **High-quality cropland with a CSR2 of 83.8!**
- **Full possession available for the 2025 growing season**
- **Located northeast of Hardy, Iowa, in Section 4 of Lake Township**



**For additional information, please contact:**

**Thad Naeve, Agent, CGA | (515) 368-0773**

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

# Property Information

## Directions to Property:

Travel north of Hardy, Iowa, on P66 for one mile. Then, go east for one-half of a mile on 160th Street.

## Farm Data:

Cropland	71.30 acres
Non-crop	<u>1.70 acres</u>
Total	73.00 acres

## Legal Description:

The West 497.2 feet of the Northeast Quarter of the Northeast Quarter, and the Northwest Quarter of the Northeast Quarter, all in Section 4, Township 92 North, Range 27 West of the 5th P.M., Humboldt, Iowa.

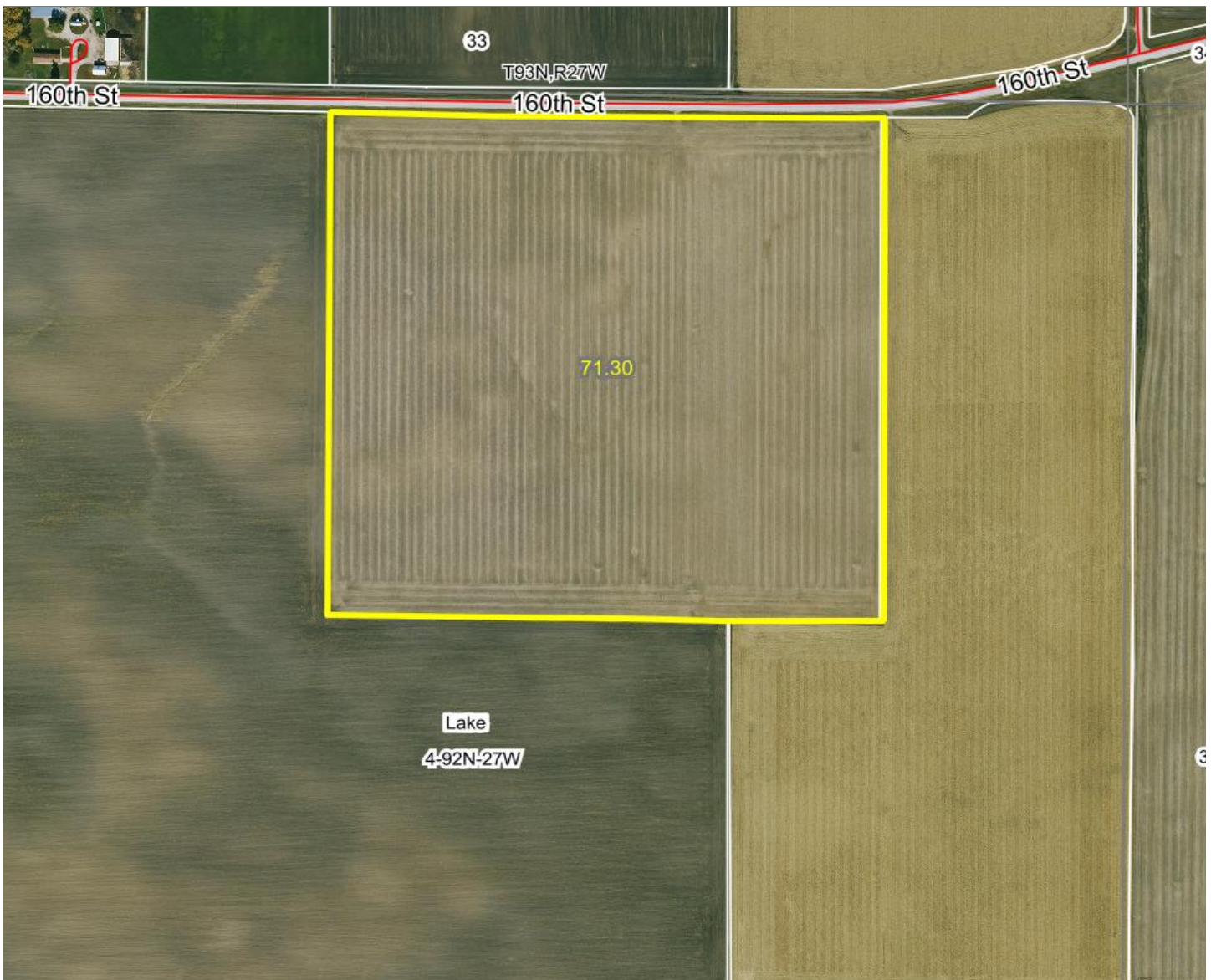
## Taxes:

- \$2,428.00

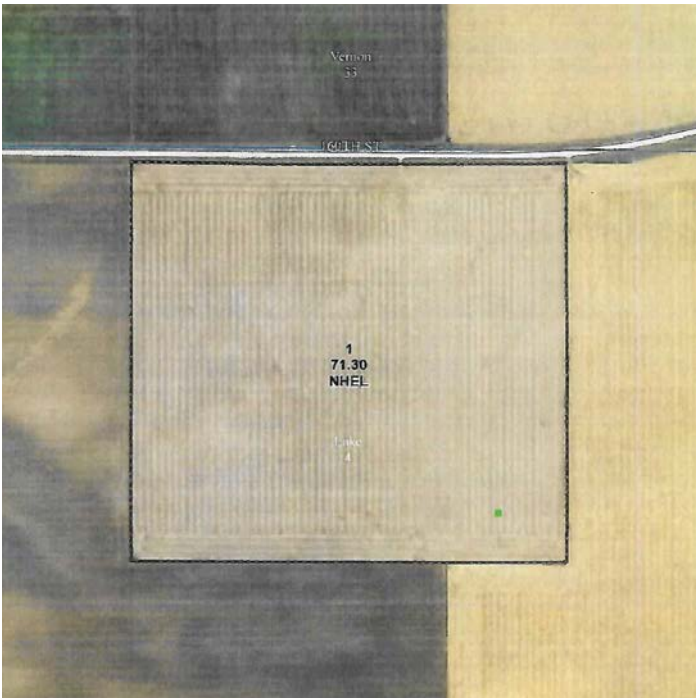
## Property Description:

Square 73.0 +/- acres of highly-productive cropland with an above average CSR2 of 83.8. The property is located one and one-half miles northeast of Hardy, Iowa, in a strong agricultural area.

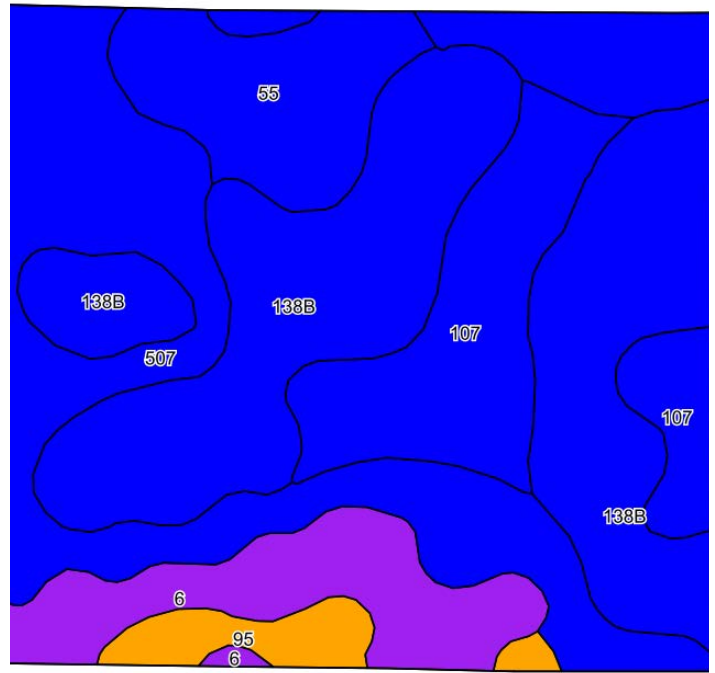
## Aerial Map



## USDA Aerial Map



## Soil Map



Area Symbol: IA091, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
138B	Clarion loam, 2 to 6 percent slopes	25.72	36.1%		Ile	89	80	83	
507	Canisteo clay loam, 0 to 2 percent slopes	19.79	27.8%		Ilw	84	78	81	
107	Webster clay loam, 0 to 2 percent slopes	10.34	14.5%		Ilw	86	83	82	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.77	9.5%		Illw	59	57	74	
55	Nicollet clay loam, 1 to 3 percent slopes	6.38	8.9%		Iw	89	88	81	
95	Harps clay loam, 0 to 2 percent slopes	2.30	3.2%		Ilw	72	62	82	
<b>Weighted Average</b>						<b>2.01</b>	<b>83.8</b>	<b>77.8</b>	<b>*n 81.2</b>



# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on December 10, 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 may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Lemmenes & Dodgen.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lemmenes & Dodgen 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 is on or about December 10, 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 Lemmenes & Dodgen.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement starting Tuesday, November 5, 2024, at 1:00 PM until Thursday, November 7, 2024, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** Schipull Heirs, LLC

**Online Bidding Procedure:** This online auction begins on Tuesday, November 5, 2024, at 1:00 PM. Bidding closes on Thursday, November 7, 2024, at 1:00 PM.

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