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L-2400310 & L-2400311

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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

121.1± Acres, Polk County, Iowa

Thursday, August 1, 2024 | 10:00 AM

Pinnacle Club at Otter Creek Golf | 4100 NE Otter Creek Drive, Ankeny, Iowa

Highlights:

- Offered in three tracts via High Bidder Choice
- Located in Ankeny's 2040 future land use plan
- Development land in northeast expansion area
- Positioned for heavy, medium, and low density residential



For additional information, please contact:

Ben Price, AFM, Agent | (515) 205-3883
BPrice@FarmersNational.com

Online Bidding starts | Monday, July 29, 2024, at 8:00 AM

Online Bidding ends | Thursday, August 1, 2024, at close of live event

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

Property Information

Directions to Properties:

From Interstate 35, Exit 94, drive east on NE 36th Street for one-half of a mile. Turn north on NE 29th Street, and travel for one mile to the property on the east side of the road.

Property Description:

Development land located in Ankeny's 2040 Future Land Use Plan. With the current population over 72,000, it's among the fastest-growing cities in Iowa and the country. Ankeny's population is projected to extend to 140,000 by 2040. Offered in three tracts via high bidder choice.

The community is facing significant growth. Comprehensive Planning has positioned the development patterns for the city, which integrates these tracts to include high, medium, and low density residential.

Investment in Ankeny has recently been at all-time highs. Growth is driven by vigorous residential growth, and the community's growing reputation as a regional business hub.

The City of Ankeny has several consecutive years of permits, totaling \$400-500+ million for commercial and residential construction. Over the past five years, the City of Ankeny has permitted well over \$2 billion.

Be sure to review the information available on our website including: a flyover video, Future Land Use Map, Survey(s), FSA documents, and several maps (aerial, soils, topography, tax parcel, and plat).

Legal Descriptions:

- **Tract 1:** E15 A S1/2 SW1/4 SW1/4 LESS 1.209 A RD SEC 32-81-23 (14.27 Acres) Parcel # 812332300005
- **Tract 2:** PARCEL 2022-1160 BK 19235 PG 827 N FRL1/2 NW FRL1/4 LESS 2.73A RD SEC 5-80-23 (60.46 Acres) Parcel # 802305100005
- **Tract 3:** PARCEL 2022-1161 BK 19235 PG 827 N FRL1/2 NW FRL1/4 LESS .59A RD SEC 5-80-23 (46.37 Acres) Parcel # 802305100006

FSA Information:

- **Tracts 1,2, & 3:**

	Base	Yield
Corn	68.20 acres	157 bushels
Soybeans	46.90 acres	48 bushels

Subject to FSA Reconstitution if tracts sell separately.

Farm Data:

- **Tract 1:**

Cropland	14.27 acres
Non-crop	<u>0.00 acres</u>
Total	14.27 acres

- **Tract 2:**

Cropland	60.46 acres
Non-crop	<u>0.00 acres</u>
Total	60.46 acres

- **Tract 3:**

Cropland	46.37 acres
Non-crop	<u>0.00 acres</u>
Total	46.37 acres

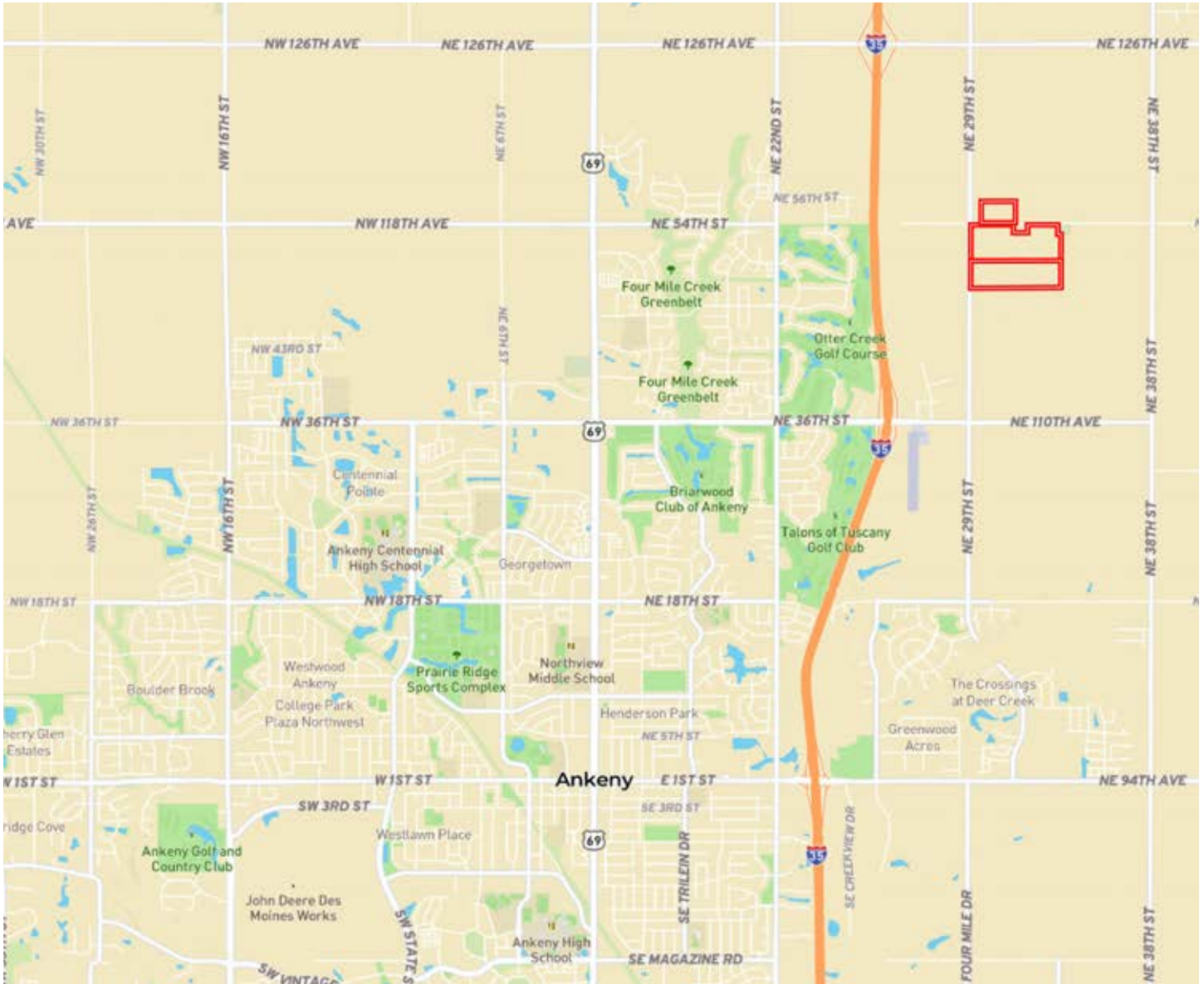
Taxes:

- **Tract 1:** \$516.00
- **Tract 2:** \$2,262.00
- **Tract 3:** \$1,732.00



• **View of property from the northeast**

Property Location Map



• Aerial map of property



• View of property from the northwest

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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on October 8, 2024, or such other date agreed to by the parties. Subject to current lease. Farm Lease will expire on the last day of February 2025.

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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 8, 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 Farmers National Company.

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 three 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 Sellers. 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.

Sellers:

- L-2400310: Joe S. Brandt & Sheryl K. Brandt Revocable Trust
- L-2400311: Ted M. West Declaration of Trust

Auctioneer: Joel Ambrose

Online Simulcast Bidding Procedure: The online bidding begins on Monday, July 29, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, August 1, 2024, at 10:00 AM, with bidding concluding at the end of the live auction.

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.

To register and bid on this auction go to: www.fnccbid.com

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.