



**Farmers
National
Company™**

www.FarmersNational.com

L-2400353

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

79± Acres, Chickasaw County, Iowa

Tuesday, August 27, 2024 | 10:00 AM

Chickasaw Event Center | 301 North Water Avenue, New Hampton, Iowa 50659

Highlights:

- **Top notch Chickasaw County farm 88.22 CSR2**
- **All one field and all tillable**
- **Some drainage tile**

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Thursday, August 22, 2024, at 8:00 AM
Bidding closes | Tuesday, August 27, 2024, at close of live event

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

Property Information

Directions to Property: From New Hampton, go South 3.5 miles to 250th Street. Turn left and go east 1.5 miles. Property will be on the North side of the road.

Legal Description: The West half of the Southeast Quarter in Section 32, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

Property Description: This farm has no bad soil types and would be a great one to own through the years; all one field

Farm Data:

Cropland	80.57 acres
Total	80.57 acres

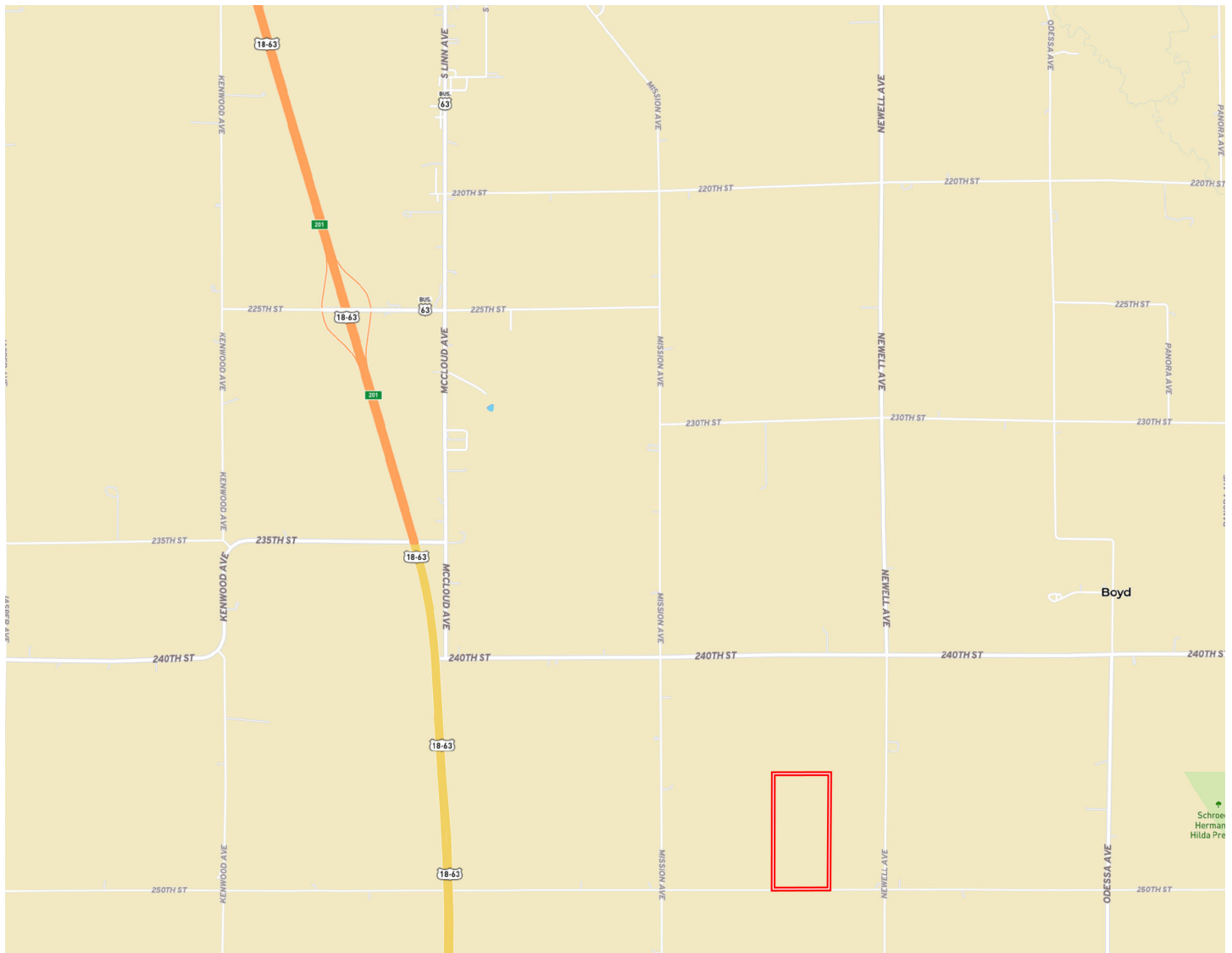
FSA Information:

	Base	Yield
Corn	71.3 acres	162 bushels
Soybeans	9.2 acres	48 bushels

Taxes:

• \$2,555.08

Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.88	38.21	87.0	0	89	2w
83B	Kenyon loam, 2 to 5 percent slopes	25.45	31.49	90.0	0	89	2e
399	Readlyn silt loam, 1 to 3 percent slopes	13.24	16.38	91.0	0	80	1
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.93	9.81	84.0	0	83	3e
83C	Kenyon loam, 5 to 9 percent slopes	3.31	4.1	85.0	0	88	3e
TOTALS		80.81(*)	100%	88.22	-	86.9	1.98



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 October 15, 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. All funds will be deposited and held by Schwickerath PC 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 Schwickerath PC 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 October 15, 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 Schwickerath PC.

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: Thelma Allen Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, August 22, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 27, 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.