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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**152.02± Acres, Grundy County, Iowa**

**Wednesday, August 28, 2024 | 10:00 AM**

**Reinbeck Memorial Building | 208 Broad Street, Reinbeck, Iowa**

## Highlights:

- High-quality Grundy County farm located near Reinbeck!
- 150.75 FSA crop acres with an average 87.5 CSR2 rating
- Located in an extensive seed corn and soybean production area



**For additional information, please contact:**

**Macy Krug, Agent | (319) 231-0278**

**MKrug@FarmersNational.com**

**Bidding starts | Monday, August 26, 2024, at 8:00 AM**

**Bidding closes | Wednesday, August 28, 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 Reinbeck, Iowa, travel north out of town on Pioneer Road for 1.7 miles to 242nd Street. Turn right (east) and travel one mile to X Avenue. Turn left (north) onto X Avenue and continue a 3/4 of a mile. The property is on the east side of the gravel road.

### Legal Description:

The South Half of the Northwest Quarter and the North Half of the Southwest Quarter in Section 11, Township 87 North, Range 15, West of the 5th P.M. Grundy County, Iowa

### Property Description:

152.02 +/- taxable acres of that 150.75 +/- FSA cropland acres with an excellent CSR2 rating of 87.5. Of the 150.75 +/- FSA cropland acres, an estimated 145.26 +/- are tillable acres, and an estimated 5.49 acres are waterways. The farm is classified as HEL with some slope and grass waterways to ensure proper water runoff. The farm also has drainage tile in areas. Being located in a strong farming area, this tract would make a great add-on to an existing farm operation or a premium investment-grade land purchase. Will be offered as a single tract. The Sellers have terminated the 2024 lease and the property will be open to farm in 2025! Don't miss out on this opportunity to purchase a high-quality farm in a strong agricultural area. Please see our website for drone video and much more!

### Taxes:

- \$4,600.00

### Farm Data:

FSA Cropland	150.75 acres
(Estimated Tillable Acres: 145.26)	
(Estimated Waterway Acres: 5.49)	
Road	<u>1.27 acres</u> (Estimated)
Total Taxable	152.02 acres

### FSA Information:

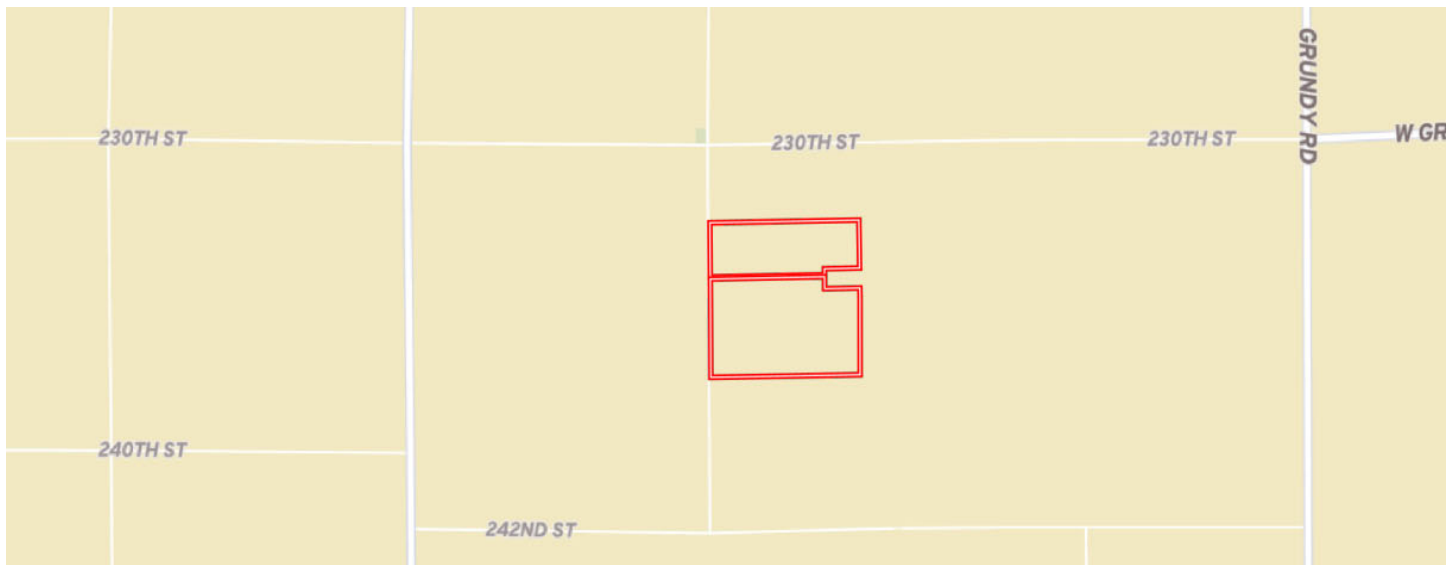
	Base	Yield
Corn	131.30 acres	185 bushels
Soybeans	18.70 acres	47 bushels

### Improvements:

- Some tile



## Property Location





**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
11B	Colo-Ely complex, 0 to 5 percent slopes	44.91	29.58	86.0	0	92	2w
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	35.68	23.5	85.0	0	82	3e
120B	Tama silty clay loam, 2 to 5 percent slopes	28.22	18.59	95.0	0	96	2e
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	12.39	8.16	90.0	0	87	3e
120C	Tama silty clay loam, 5 to 9 percent slopes	8.48	5.59	90.0	0	92	3e
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.34	5.49	94.0	0	89	2e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.47	4.26	87.0	0	88	3e
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	6.2	4.08	62.0	0	79	3e
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	0.94	0.62	79.0	0	85	2w
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.17	0.11	95.0	0	95	2e
TOTALS		151.8(*)	100%	87.45	-	89.07	2.46



# 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 4, 2024, or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment must 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. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on October 4, 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.

**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:** Donald E. Richter Trust Estate

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, August 26, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 28, 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 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.