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ONLINE AUCTION

75.0± Acres, Humboldt County, Iowa

Bidding starts | Monday, November 4, 2024 at 1:00 PM

Bidding closes | Wednesday, November 6, 2024 at 1:00 PM

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

Highlights:

- **High quality cropland with a CSR2 of 86.0!**
- **Full possession available for the 2025 growing season**
- **Located northeast of Humboldt, Iowa in Section 13 of Rutland Township**



For additional information, please contact:

Thad Naeve, Agent | (515) 368-0773

TNaeve@FarmersNational.com

Property Information

Directions to Property: North of Humboldt, Iowa on US Highway 169 two miles then east 3/4 mile on 190th Street.

Legal Description: The East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 13, Township 92 North, Range 29 West of the 5th P.M., except 5.0 acres in the southeast corner, Humboldt County, Iowa.

Property Description: 75.0 +/- acres of highly productive cropland with an above average CSR2 of 86.0 located approximately three miles northeast of Humboldt, Iowa in a strong agriculture area near seed corn production.

Farm Data:

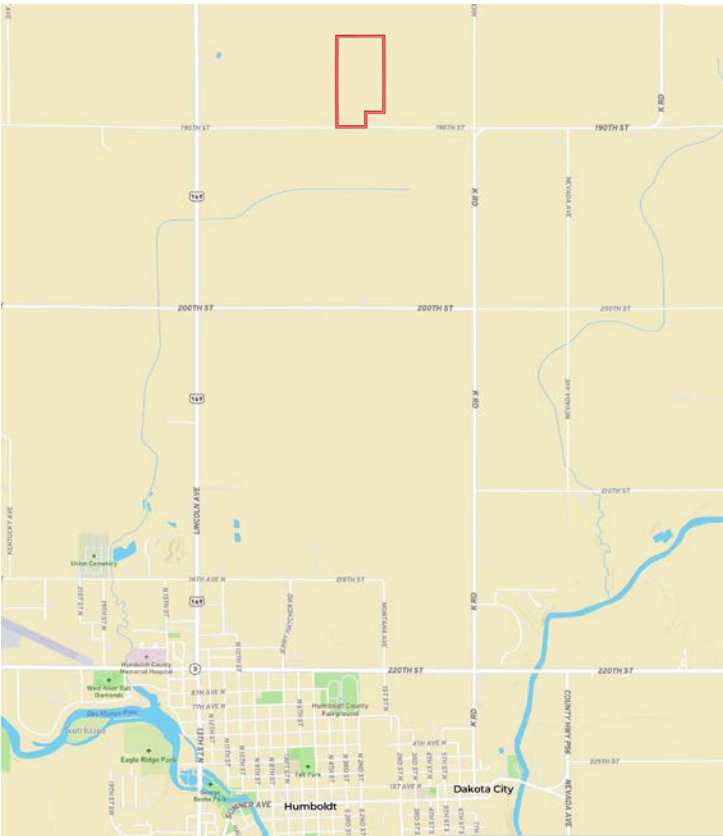
Cropland	73.56 acres
Non-crop	1.44 acres
Total	75.0 acres

FSA Information:

	Base	Yield
Corn	36.5 acres	161 bushels
Soybeans	36.5 acres	49 bushels

Taxes: \$2,602.00

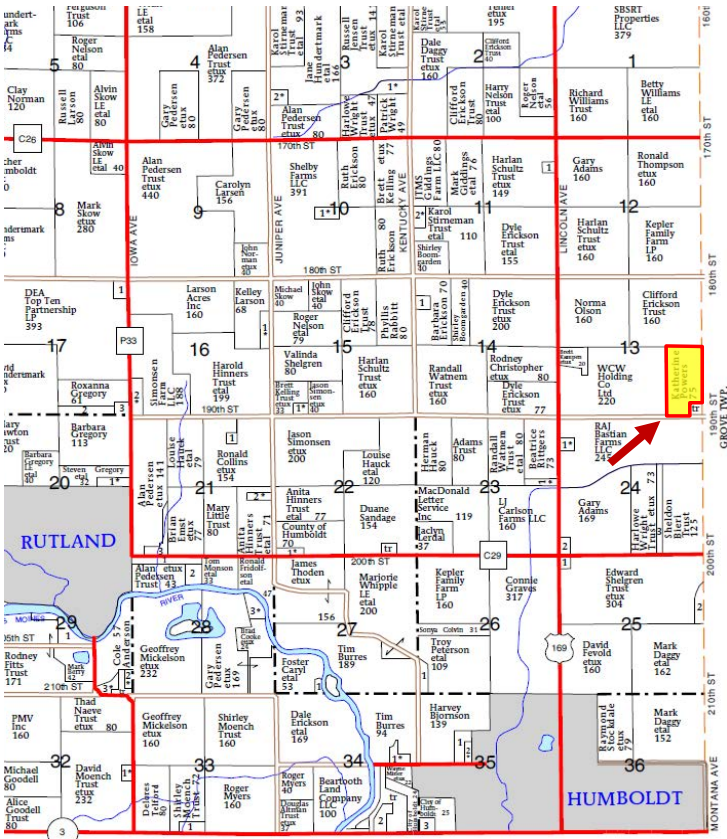
Location Map



Aerial Map



Plat Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	42.03	57.2	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	17.6	23.95	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	12.63	17.19	89.0	0	83	2e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.23	1.67	83.0	0	69	3e
TOTALS		73.49(*)	100%	86.05	-	81.73	1.78

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 5, 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 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 and 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 and 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 December 5, 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 and Dodgen.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, November 4, 2024, at 1:00 PM until Wednesday, November 6, 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: Katherine E. Powers

Online Bidding Procedure: This online auction begins on Monday, November 4, 2024, at 1:00 PM. Bidding closes on Wednesday, November 6, 2024, at 1:00 PM.

To register and bid on this auction go to: 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.

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