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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**33.77± Acres, Polk County, Iowa**

**Monday, November 4, 2024 | 10:00 AM**

**PARC Recreation Center | 5374 NE 12th Avenue, Pleasant Hill, Iowa 50327**

## Highlights:

- Located on paved road
- 28.12 tillable acres with a CSR2 of 63.5
- Located one-half of a mile from Pleasant Hill city limits



**For additional information, please contact:**

**Jon Peterson, Agent | (515) 360-1567**

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



**Bidding starts | Thursday, October 31, 2024, at 8:00 AM**  
**Bidding closes | Monday, November 4, 2024, at close of live event**

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

## Property Information

### Directions to Property:

From the intersection of Highway 163 (University Avenue) and NE 64th Street, take NE 64th Street south for one mile to SE 6th Avenue. Take SE 6th Avenue east for one mile to SE 72nd Street. Then, take SE 72nd south for three-quarters of a mile to the northwest corner of the farm. The farm lies to the east of SE 72nd street.

### Legal Description:

33.77 acres in the SW 1/4 of the SW 1/4 of section 12 T78N R23W, Exact legal per abstract.

### Property Description:

Nice row crop farm located near the city limits of Pleasant Hill on a paved road. The farm has a whole farm CSR2 of 66. City water runs along frontage of the property. There are 5.1 acres currently enrolled in the Forest Reserve. This is a nice add-on unit or first time purchase with a potential good cash rent income. Lease is open for the 2025 crop year. Farm has considerable field tile installed with tile maps available. There is a 10-inch liquid petroleum pipeline across the northwest corner of farm.

### Farm Data:

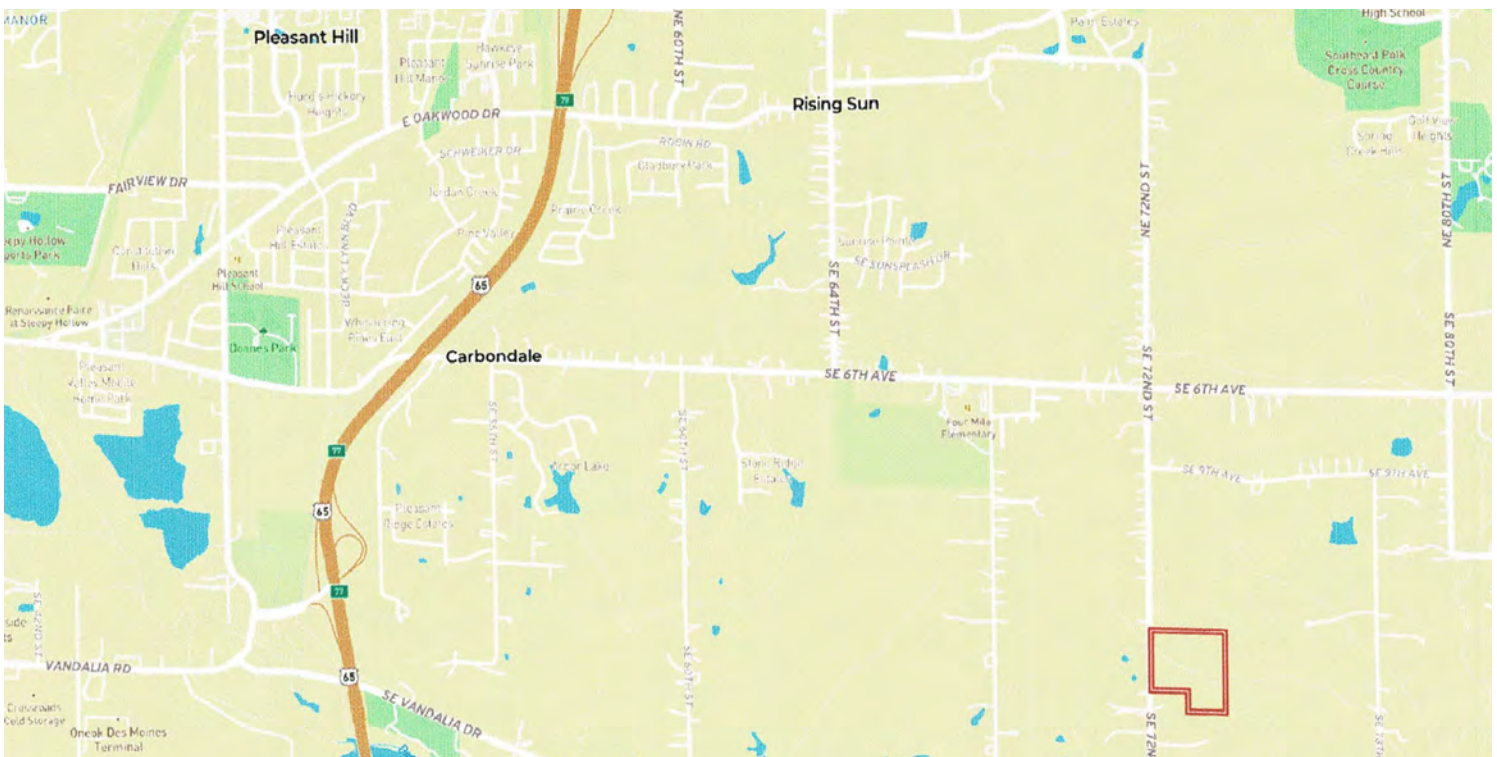
Cropland	28.12 acres
Cropland	0.55 acres
Other	<u>5.10 acres</u>
Total	33.77 acres

### Taxes:

- \$778.00



## Property Location Map

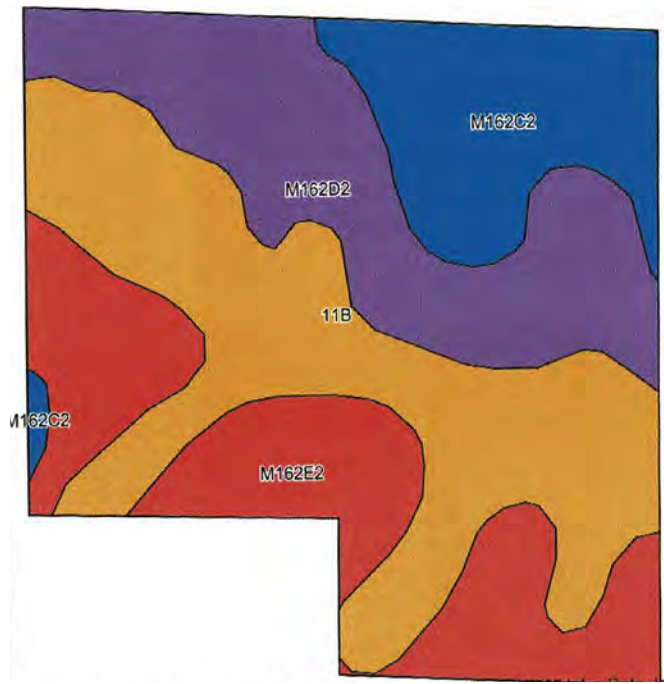








**Aerial Map**



**Soil Map**



Area Symbol: IA153, Soil Area Version: 26					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	11.76	34.8%		80
M162D2	Downs silty clay loam, till plain, 9 to 14 percent slopes, eroded	8.37	24.8%		57
M162E2	Downs silty clay loam, till plains, 14 to 18 percent slopes, eroded	8.30	24.6%		45
M162C2	Downs silty clay loam, till plain, 5 to 9 percent slopes, eroded	5.34	15.8%		82
<b>Weighted Average</b>					<b>66</b>



# 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 December 19, 2024, or such other date agreed to by the parties.

**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 the Farmers National Company trust account.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit the required earnest payment with the Farmers National Company trust account. 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 December 19, 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:** Thielges Farms LLC

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, October 31, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:0 AM on Monday, November 4, 2024, with bidding concluding at the end of the live auction.

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