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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**144.55± Acres, Chickasaw County, Iowa**

**Thursday, November 14, 2024 | 10:00 AM**

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

## **Highlights:**

- **Good amount of drainage tile**
- **Good access driveways**
- **On hard surface close to New Hampton, Iowa**

**For additional information, please contact:**

**Randy Mitchell, Agent | (641) 220-3410**

**RMitchell@FarmersNational.com**

**Bidding starts | Monday, November 11, 2024 at 8:00 AM**

**Bidding closes | Thursday, November 14, 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 New Hampton go 2.5 miles West on Highway 18. Property will be on the South side of the road.

**Legal Description:** The Northeast Quarter of Section 9, Township 95 North, Range 13 West of the 5th P.M., in Chickasaw County, Iowa except a parcel described as follows: Begin at a point on the East line of Northeast Quarter of said Section 9, which bears North 0 00' 00" East 1123.4 feet from the Southeast Corner of the said Northeast Quarter; thence continue North 0 00' 00" East 221.5 feet; thence South 90 00' 00" West 864.1 feet; thence South 1 47' 00" East 256.6 feet; thence North 87 39' 38" East 856.9 feet to the point of beginning containing 4.72 acres; the East 33 feet of this tract subject to a Chickasaw County road right of way easement and also except Parcel A of the Southeast Quarter of the Northeast Quarter of Section 9, Township 95 North, Range 13 West of the 5th P.M., as shown in Book 156, Page 348 in the office of the Chickasaw County Recorder.

**Property Description:** Farmland close to grain markets and suitable for large equipment, good amount of drainage tile.

### Farm Data:

Cropland	141.44 acres
CRP	4.3 acres
Total	145.74 acres

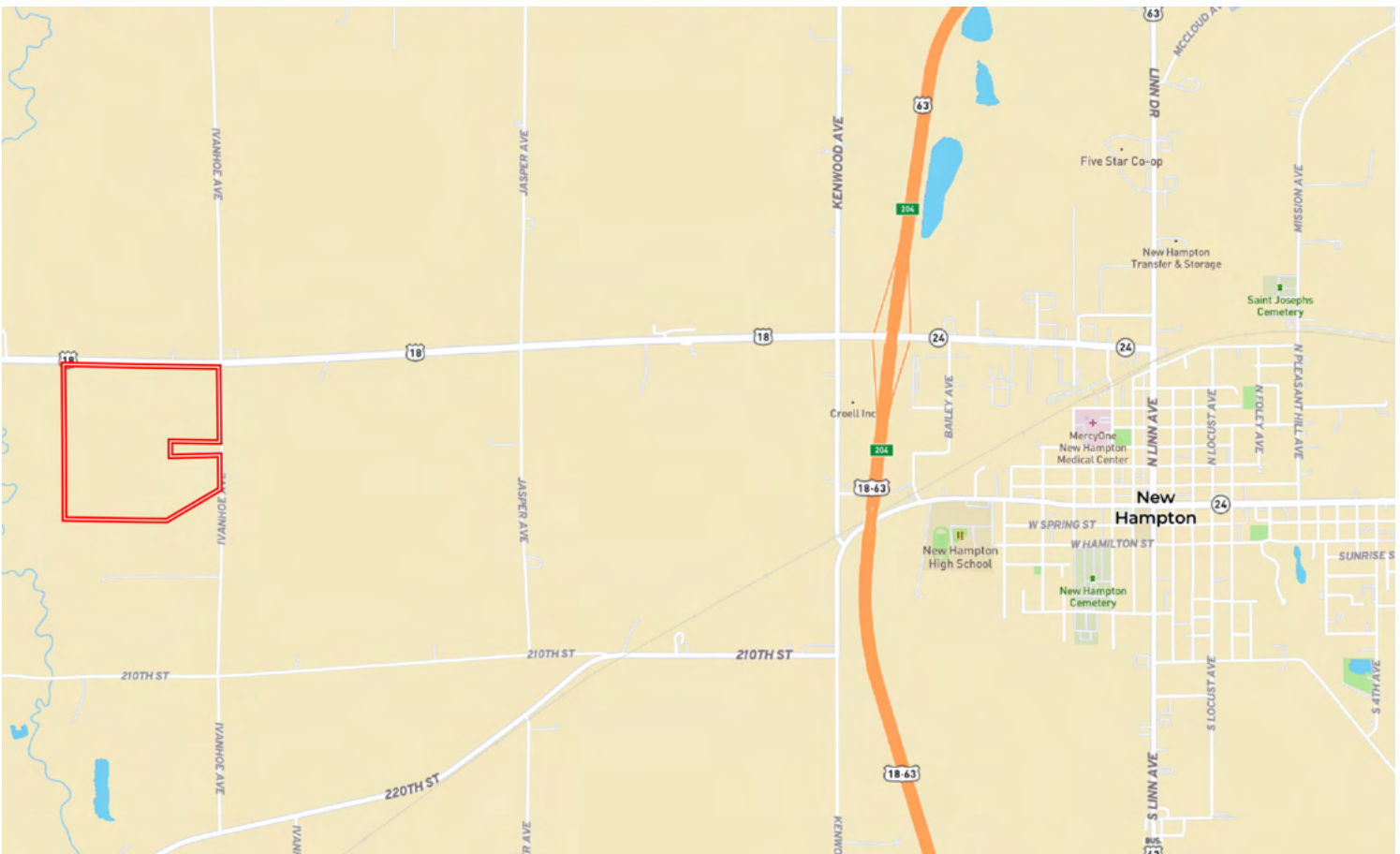
### FSA Information:

	Base	Yield
Corn	76.5	161 bushels
Soybeans	64.94	44 bushels

**CRP Information:** 4.3 acres, due to expire September 30, 2027. Annual payment of \$1,245.00.

**Taxes:** \$3,898.00

## Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
471B	Oran loam, 2 to 5 percent slopes	45.79	31.17	74.0	0	80	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	38.21	26.01	87.0	0	89	2w
84	Clyde clay loam, 0 to 3 percent slopes	17.22	11.72	88.0	0	91	2w
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	13.53	9.21	53.0	0	81	2s
177	Saude loam, 0 to 2 percent slopes	9.41	6.4	60.0	0	79	2s
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	7.99	5.44	54.0	0	82	2w
777B	Wapsie loam, 2 to 5 percent slopes	5.62	3.83	50.0	0	66	2e
777	Wapsie loam, 0 to 2 percent slopes	3.83	2.61	55.0	0	67	2s
782B	Donnan loam, 2 to 5 percent slopes	2.4	1.63	43.0	0	71	2e
407B	Schley loam, 1 to 4 percent slopes	1.1	0.75	81.0	0	95	2w
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.83	0.56	70.0	0	77	2w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.6	0.41	59.0	0	87	2s
198B	Floyd loam, 1 to 4 percent slopes	0.4	0.27	89.0	0	88	2w
TOTALS		146.9 3(*)	100%	73.2	-	82.9	1.69

# 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 14, 2024, or such other date agreed to by the parties. Subject to current lease.

**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 Trust Account 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 December 14, 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 Trust Account.

**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:** Barbara and Thomas Sauser, and Gregory and Joni Koons

**Auctioneer:** Joel Ambrose    **License Number:** S61482000

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, November 11, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 14, 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.

**[www.FarmersNational.com](http://www.FarmersNational.com)**

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