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# FOR SALE BY BIDS

## 120± Acres, Greene County, Iowa

**BIDS DUE: Thursday, September 26, 2024**  
**Contact Agents for Additional Details!**

### Highlights:

- **Highly tillable Greene County farm!**
- **Well located and on a paved road**
- **Structured with acreage potential!**

**For additional information, please contact:**

Adam Pick, AFM/Agent | (515) 337-8314 or (712) 210-3458  
[APick@FarmersNational.com](mailto:APick@FarmersNational.com)

# Property Information

**Directions to Property:** Located just West of Churdan, Iowa! The farm is to the Southeast of the intersection of E19 and H. Avenue.

**Legal Description:** The N 1/2 of the NW 1/4 AND The N 1/2 of the S 1/2 of the NW 1/4, All in Section 29, T85N - R31W of the 5th P.M., Greene County, Iowa.

**Property Description:** This farm offers it all! FROM highly tillable acres, ease of farming, quality soils, county and private tile and an excellent location on a paved road TO a structured acreage site for your building desires. There is a lease in place at a very strong rental rate with payment due in full on January 1<sup>st</sup> that will be sure to appeal to anyone. Bid with confidence as this property will pay dividends for generations to come and farms in this area do not hit the market often!

**\*Visit our website for maps, photos, tile details, drone video and much more!\***

## Farm Data:

Cropland	110.9 acres
Non-crop	4.35 acres
Building	4.75 acres
Total	120 acres

## FSA Information:

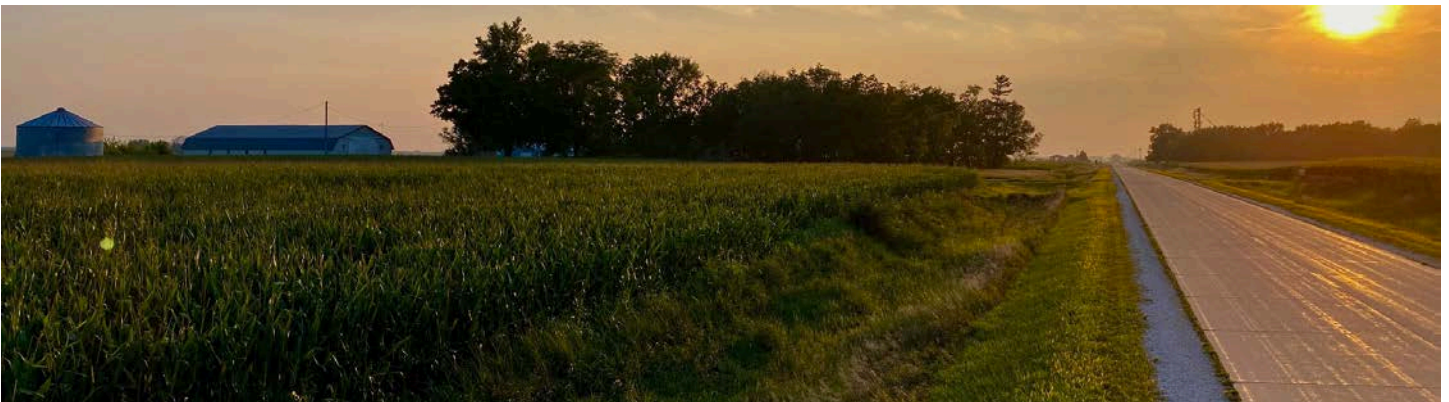
	Base	Yield
Corn	110.8 acres	146 bushels

**Taxes:** \$4,028.00

## Property Location



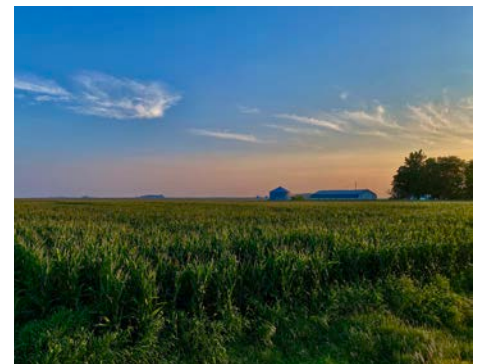
## Aerial Map



# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	50.7	44.14	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	19.12	16.65	89.0	0	81	1
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	15.48	13.48	56.0	0	75	3w
95	Harps clay loam, 0 to 2 percent slopes	14.83	12.91	72.0	0	82	2w
4	Knoke silty clay loam, 0 to 1 percent slopes	6.27	5.46	56.0	0	74	3w
107	Webster clay loam, 0 to 2 percent slopes	3.87	3.37	86.0	0	83	2w
138B	Clarion loam, 2 to 6 percent slopes	3.76	3.27	89.0	0	83	2e
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.8	0.7	64.0	0	68	3e
TOTALS		114.8 3(*)	100%	78.05	-	80.4	2.03



## For Sale By Bid 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. The tenant has equipment/personal items on the acreage that will be outlined at the time of closing

**Possession:** Possession will be granted at closing on November 20, 2024, or such other date agreed to by the parties. Subject to the current lease that is in place. Contact agent to discuss terms of this 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 Finneseth, Dalen and Powell, PLC.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Finneseth, Dalen and Powell, PLC 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 November 20, 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 Finneseth, Dalen and Powell, PLC.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in one individual tract. **Written bids will be received at the office of Adam Pick, PO Box 493, Carroll, Iowa 51401, up to September 26, 2024 by 12:00 PM. Contact agent for other forms of bid submission.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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.

**Seller:** Gilbert and Marjorie Fiscus Revocable Trust

**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.

"Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world." -**Franklin D. Roosevelt**



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