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LAND AUCTION

SIMULCAST LIVE AND ONLINE

69.97± Acres, Page County, Iowa

Friday, November 15, 2024 | 10:00 AM

Elks Lodge | 709 South Fremont Street, Shenandoah, Iowa

Highlights:

- One-half mile off state highway
- 57.64 FSA acres tillable with a whole farm CSR2 of 69.1
- Located in an excellent farming area on the Page Fremont County line



For additional information, please contact:

Jon Peterson, Agent | (515) 221-9950 or (515) 360-1567

JPeterson@FarmersNational.com

Bidding starts | Wednesday, November 13, 2024 at 8:00 AM.
Bidding closes | Friday, November 15, 2024 at end of live event.

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

Property Information

Directions to Property: From the intersection of County Road J22 (190th street) and Highway 59, take Highway 59 north three miles to 160th street. Take 160th street east 1/2 mile to the NW corner of the farm. Farm lies to the south of 160th street.

Legal Description: The north 73 acres of the fractional northeast quarter (except for parcel A) of Section 6, T69N R39W of the 5th PM, Page County, Iowa. Exact legal per abstract.

Property Description: Nice row crop farm located three miles north of Shenandoah. Close to Green Plains Ethanol. Will make a good add on unit or right sized for a beginning farmer. Lease is open for the 2025 crop year. Located in a good area for operators to cash rent or have custom farmed.

Farm Data:

Cropland	57.64 acres
No-crop	9.88 acres
Road Frontage	<u>2.45 acres</u>
Total	69.97 acres

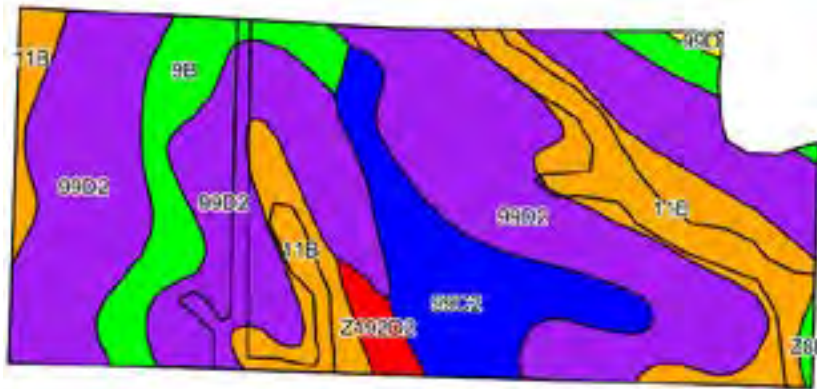
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	30.78 acres	116 bushels
Soybeans	26.82 acres	44 bushels

2024 Taxes: \$1,938



Soil Map



Area Symbol: IA145, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	36.74	57.1%		59
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	12.59	19.5%		80
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	7.57	11.7%		87
9B	Marshall silty clay loam, 2 to 5 percent slopes	5.24	8.1%		95
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	1.05	1.6%		14
99C	Exira silty clay loam, 5 to 9 percent slopes	0.85	1.3%		90
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.25	0.4%		92
99D	Exira silty clay loam, 9 to 14 percent slopes	0.20	0.3%		62
Weighted Average					69.1

Property Location Map



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 20, 2024, or such other date agreed to by the parties. Subject to the 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 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. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 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 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: Angela Whitehill

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 13, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 15, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.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.

