

Tract 1

Tract 2

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

140.93± Acres, Chickasaw County, Iowa

Wednesday, November 6, 2024 | 10:00 AM

Chickasaw Event Center | 301 N Water Avenue, New Hampton, Iowa

Highlights:

- Above average Chickasaw County farm
- Recently pattern tilled
- All one field; suitable for large equipment

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Monday, November 4, 2024, at 8:00 AM
Bidding closes | Wednesday, November 6, 2024, at 10:00 AM

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

Property Information

Directions to Property:

From New Hampton go 2.5 miles North on 63. Property will be on the East side of the road.

Legal Description:

Long Legal on file

Property Description:

Quality Chickasaw county farm well drained and close to New Hampton

FSA Information:

• Tract 1:

	<u>Base</u>	<u>Yield</u>
Corn	5.56 acres	173 bushels
Soybeans	5.39 acres	46 bushels

• Tract 2:

	<u>Base</u>	<u>Yield</u>
Corn	59.97 acres	173 bushels
Soybeans	58.08 acres	46 bushels

Farm Data:

• Tract 1:

CRP	0.48 acres
Cropland	<u>11.05 acres</u>
Total	11.53 acres

• Tract 2:

Cropland	126.43 acres
Other	<u>3.12 acres</u>
Total	129.55 acres

CRP Information:

- **Tract 1:** 0.48 acres, due to expire September 30, 2029. Annual payment of \$99.00

Taxes:

- **Tract 1:** \$336.00
- **Tract 2:** \$3,850.00

Property Location Map



Tract 1 Soil Map

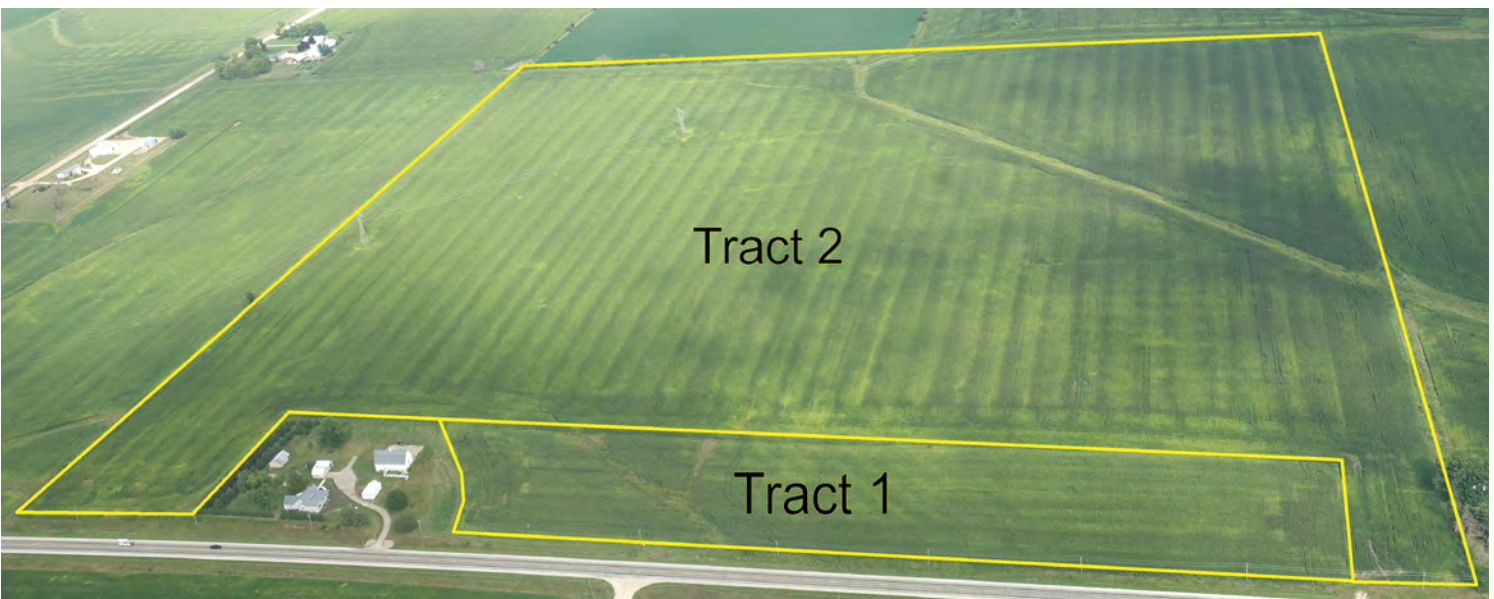


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	4.75	41.81	67.0	0	81	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.49	39.52	87.0	0	89	2w
798B	Protivin loam, 1 to 4 percent slopes	1.04	9.15	61.0	0	80	2e
84	Clyde clay loam, 0 to 3 percent slopes	0.92	8.1	88.0	0	91	2w
171B	Bassett loam, 2 to 5 percent slopes	0.1	0.88	85.0	0	87	2e
198B	Floyd loam, 1 to 4 percent slopes	0.06	0.53	89.0	0	88	2w
TOTALS		11.36(*)	100%	76.33	-	84.97	2.42

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
471B	Oran loam, 2 to 5 percent slopes	21.81	16.89	74.0	0	80	1
171B	Bassett loam, 2 to 5 percent slopes	21.26	16.46	85.0	0	87	2e
471	Oran loam, 0 to 2 percent slopes	17.66	13.67	79.0	0	81	1
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	16.61	12.86	67.0	0	81	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.31	12.63	87.0	0	89	2w
798B	Protivin loam, 1 to 4 percent slopes	12.03	9.31	61.0	0	80	2e
399	Readlyn silt loam, 1 to 3 percent slopes	8.2	6.35	91.0	0	80	1
84	Clyde clay loam, 0 to 3 percent slopes	7.08	5.48	88.0	0	91	2w
198B	Floyd loam, 1 to 4 percent slopes	4.38	3.39	89.0	0	88	2w
171C	Bassett loam, 5 to 9 percent slopes	2.34	1.81	80.0	0	86	3e
783C	Cresco loam, 5 to 9 percent slopes	1.0	0.77	81.0	0	86	3e
83B	Kenyon loam, 2 to 5 percent slopes	0.4	0.31	90.0	0	89	2e
394B	Ostrander loam, 2 to 5 percent slopes	0.09	0.07	88.0	0	78	2e
TOTALS		129.17(*)	100%	78.61	-	83.62	1.79



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 10, 2024, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 15% 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 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 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 10, 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.

Sale Method: The real estate will be offered in two individual tracts. 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: Buddy and Lois Westervelt Irrevocable Trust and WJ3 Unlimited LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 4, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 6, 2024, with bidding concluding at the end of the live auction.

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

All bids on each 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.