

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

76± Acres, Story County, Iowa

Tuesday, November 19, 2024 | 10:00 AM

Story City Community Center | 503 Elm Avenue, Story City, Iowa

Highlights:

- Pavement location in productive Story County
- CSR2 79.7 near weighted mean CSR2 of cropland across Story County
- Full possession available for 2025



For additional information, please contact:
Ben Watson, AFM, Agent | (515) 971-7951
BWatson@FarmersNational.com

Bidding starts | Thursday, November 14, 2024, at 8:00 AM
Bidding closes | Tuesday, November 19, 2024, at close of live event.

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

Property Information

Directions to Property:

From Roland, Iowa, travel south on County R77 for two miles to 150th Street. The farm lies at northwest corner of intersection. Watch for signs along pavement frontage.

Legal Description:

S1/2 SE1/4 less exception of Section 27 T-85-N, R-23-W of the 5th P.M.

Property Description:

73.47 acres of FSA cropland that is well-located in northwestern Story County and offers opportunity to add tillable acres or to diversify an investment portfolio.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	37.80 acres	159 bushels
Soybeans	35.67 acres	46 bushels

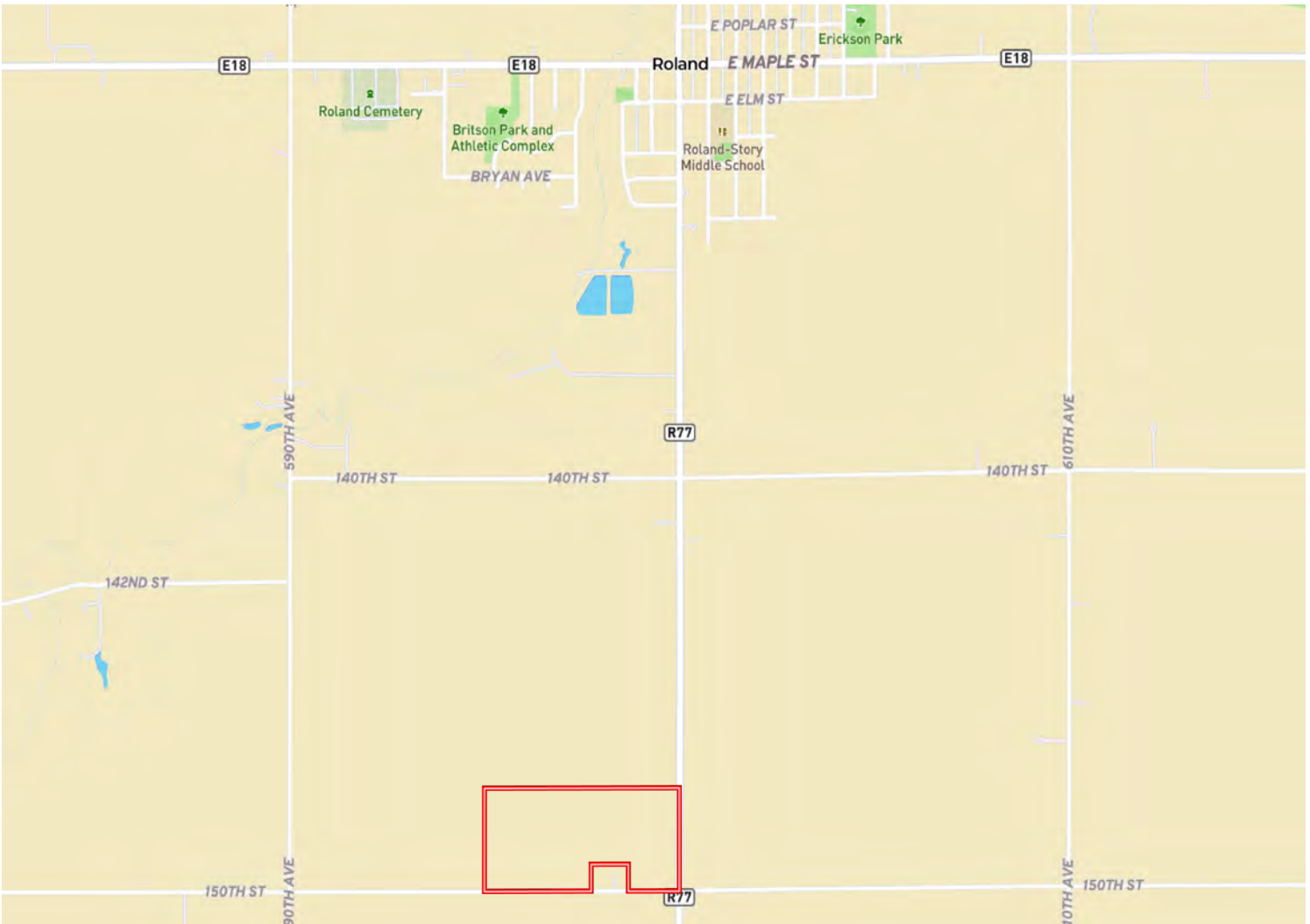
Farm Data:

Cropland	73.47 acres
Non-crop	<u>2.53 acres</u>
Total	76.00 acres

Taxes:

- \$2,294.00

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	19.03	25.92	84.0	0	82	2w
253B	Farrar fine sandy loam, 2 to 5 percent slopes	13.94	18.99	76.0	0	75	2e
138B	Clarion loam, 2 to 6 percent slopes	12.81	17.45	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	7.11	9.69	86.0	0	83	2w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.12	8.34	83.0	0	69	3e
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	6.03	8.21	42.0	0	42	3e
55	Nicollet clay loam, 1 to 3 percent slopes	5.48	7.46	89.0	0	81	1
95	Harps clay loam, 0 to 2 percent slopes	1.47	2.0	72.0	0	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.42	1.93	59.0	0	76	3w
TOTALS		73.41(*)	100%	79.66	-	76.38	2.11



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. 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 Brekken, Wynia, and Hyland, P.C.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Brekken, Wynia, and Hyland, P.C. 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 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 Brekken, Wynia, and Hyland, P.C.

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 Buyer(s) and Seller will each pay one-half of 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. 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: Ritland-Moeller LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, November 14, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, November 19, 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 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.