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LAND AUCTION

SIMULCAST LIVE AND ONLINE

85± Acres, Hamilton County, Iowa

Friday, November 8, 2024 | 10:00 AM

Fuller Hall - Sampson Room | 625 Bank Street, Webster City, Iowa

Highlights:

- **Tillable cropland with a CSR2 of 81.04 (exceeds Hamilton County average)**
- **Full operating possession available on March 1, 2025**
- **Well-tended farm with pavement frontage in an area well-served by grain markets**



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

Bidding starts | Monday, November 4, 2024, at 8:00 AM
Bidding closes | Friday, November 8, 2024, at close of live event.

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

Property Information

Directions to Property:

From intersection of County R38 and County D41 south of Kamrar, travel east one and one-half miles to Olsen Avenue to the northeast corner of the property.

From the intersection of 320th Street and US Highway 69 at the north edge of Jewell, travel north on Highway 69 for four miles to County Highway D41. Then, go west on Highway D41 for three miles to Olsen Avenue to the northeast corner of the property. Watch for auction signs.

Legal Description:

Auditor's Parcel Letter "D" as located in the NE Fr 1/4 and the N 20' of the SE1/4, Section 01, Township 87 North, Range 25 West of the 5th P.M. as shown in Survey Cabinet Slide 399B, P 3. Subject to road and easement for road; AND The N 620' of the NE1/4SE1/4, except the North 20' thereof, Section 01, Township 87 North, Range 25 West of the 5th P.M., Subject to road.

Property Description:

This well-tended farm lies along the east side of DD 266 in Section One, Hamilton Township, south of County Highway D41. 78.89 acres of total FSA cropland with 7.30 acres enrolled in two CRP contracts (a filter strip and waterways), leaving a remainder of 71.59 acres of FSA cropland. Full operating possession is available on March 1, 2025.

CRP Information:

- 2.20 acres, due to expire September 30, 2032. Annual payment of \$660.00
- 5.10 acres, due to expire September 30, 2032. Annual payment of \$1,530.00



FSA Information:

| | Base | Yield |
|----------|-------------|-------------|
| Corn | 40.30 acres | 164 bushels |
| Soybeans | 31.29 acres | 45 bushels |

Farm Data:

| | |
|----------------|-------------------|
| Cropland | 71.59 acres |
| CRP | 7.30 acres |
| Road | 3.61 acres |
| Drainage Ditch | <u>2.86 acres</u> |
| Total | 85.00 acres |

Taxes:

- \$3,232.00

Property Location Map



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|---|----------|-------|-------|-------|-------|------|
| 52B | Bode clay loam, 2 to 6 percent slopes | 22.89 | 32.0 | 91.0 | 89 | 81 | 2e |
| 388 | Kossuth silty clay loam, 0 to 2 percent slopes | 16.93 | 23.67 | 86.0 | 0 | 90 | 2w |
| 385 | Guckeen clay loam, 1 to 3 percent slopes | 14.59 | 20.4 | 76.0 | 86 | 72 | 2w |
| 1507 | Brownton silty clay loam, 0 to 2 percent slopes | 12.77 | 17.85 | 62.0 | 0 | 64 | 2w |
| 52C2 | Bode clay loam, 6 to 10 percent slopes, moderately eroded | 4.36 | 6.1 | 82.0 | 0 | 71 | 3e |
| TOTALS | | 71.54(*) | 100% | 81.04 | 46.02 | 77.66 | 2.06 |



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 18, 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 18, 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: Elaine Van Langen Trust Patricia Ober, Trustee

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 Friday, November 8, 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.