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# FOR SALE BY BIDS

9.85± Acres, Lucas County, Iowa

**OPEN HOUSE: Saturday, November 2, 2024, from 10:00 AM to 1:00 PM**

**BIDS DUE: Thursday, November 14, 2024, by 5:00 PM**

**Contact Agents for Additional Details!**

## Highlights:

- Residential acreage on 9.85 acres with pasture and timber
- Two-bedroom dwelling with two-car garage, rural water, and potential pond
- Scenic views, privacy, and livestock possibilities



**For additional information, please contact:**

**John Van Zee, Agent | (641) 521-0151**  
[JVanZee@FarmersNational.com](mailto:JVanZee@FarmersNational.com)



**Eric Van Zee, Agent | (515) 971-2633**  
[EVanZee@FarmersNational.com](mailto:EVanZee@FarmersNational.com)

# Property Information

## Directions to Property:

From Columbia, go two and one-half miles south on Highway 14 to County H16 (570th Street). Then, travel four miles east on H16 (570th Street) to address: 32788 -570th Street, Chariton, Iowa 50049. The tract lies on the south side of the gravel road.

## Legal Description:

Parcel B in the NE 1/4 of the NE 1/4 of Section 11, Township 73 N., Rg. 20 W. of the 5th P.M., Lucas County, Iowa.

## Property Description:

Two-bedroom dwelling with deck, covered patio shelter, two-car garage, rural water, fenced pasture with potential pond, and scenic views.

## Farm Data:

Pasture	6.00 acres
Timber	0.50 acres
Buildings	<u>3.35 acres</u>
Total	9.85 acres

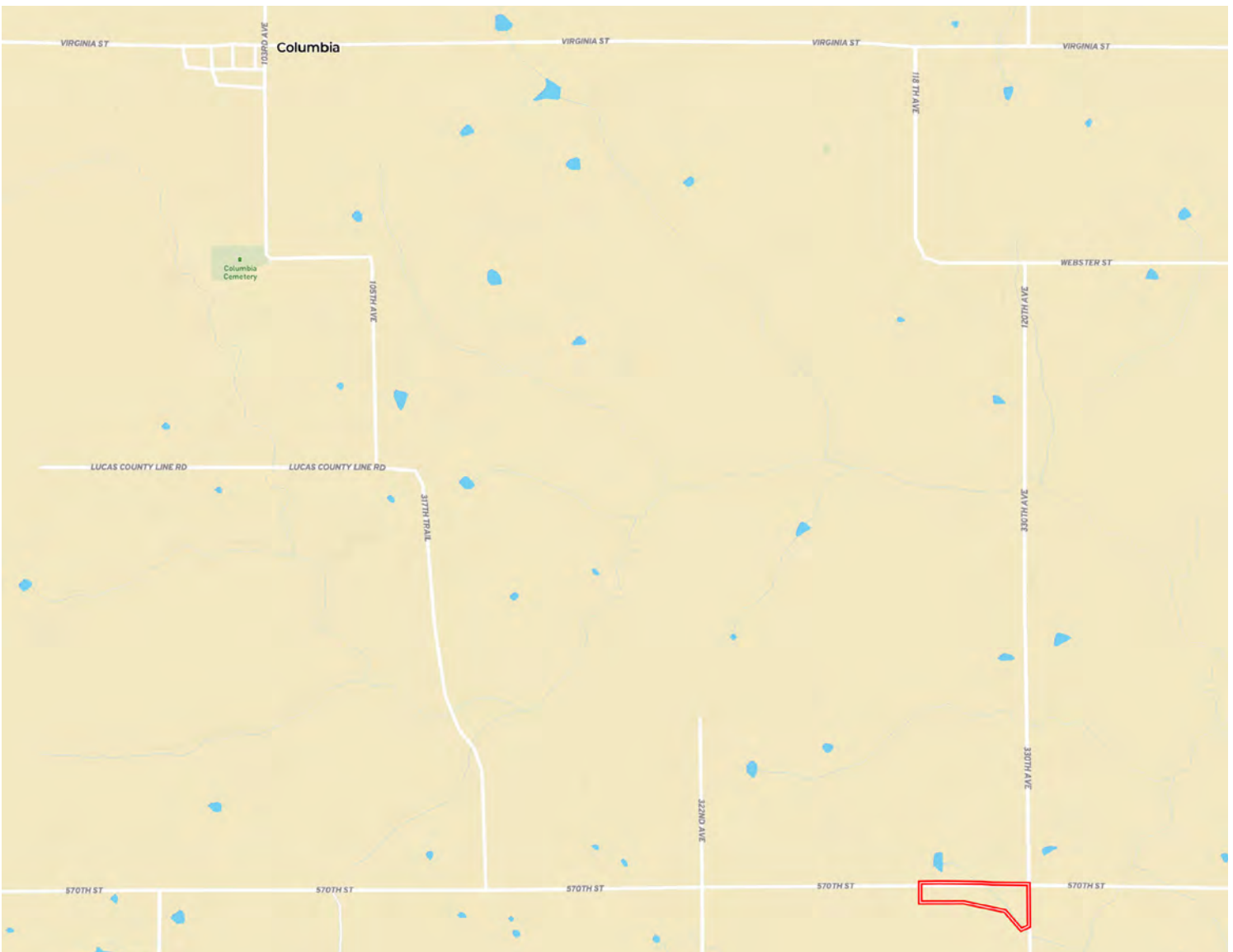
## Improvements:

Rural water, modern two-car garage, and fenced grass pasture.

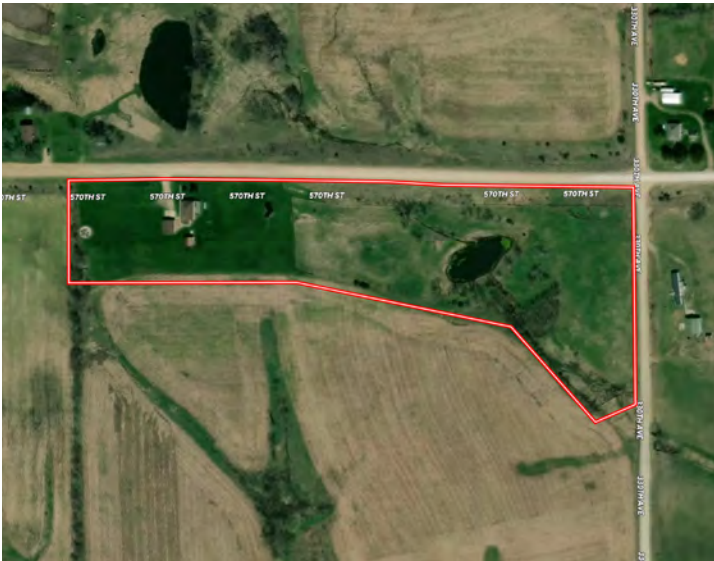
## Taxes:

- \$846.00

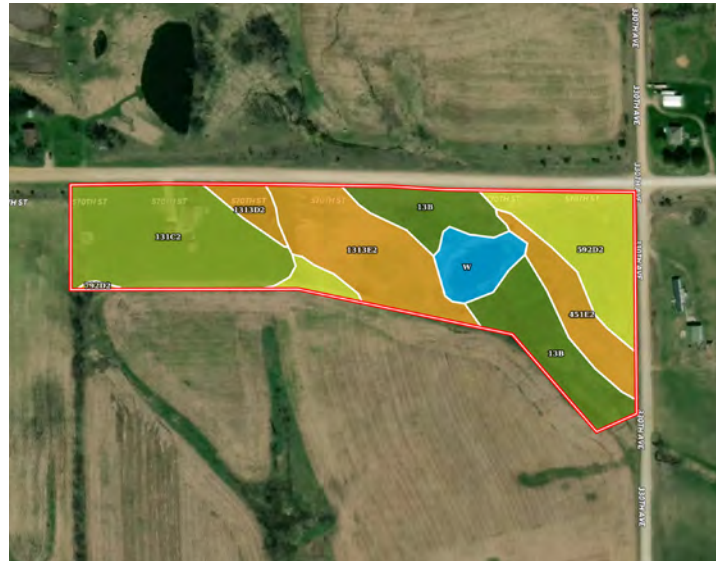
## Property Location



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	2.5	26.1	62.0	0	69	3e
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	1.95	20.35	68.0	0	78	2w
1313E2	Munterville silty clay loam, 14 to 18 percent slopes, moderately eroded	1.74	18.16	22.0	0	56	6e
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.44	15.03	10.0	0	67	4e
451E2	Caleb loam, 14 to 18 percent slopes, moderately eroded	0.82	8.56	31.0	0	75	6e
W	Water	0.6	6.26	-	0	-	-
1313D2	Munterville silty clay loam, 9 to 14 percent slopes, moderately eroded	0.28	2.92	34.0	0	59	6e
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.25	2.61	5.0	0	58	4e
TOTALS		9.58(* )	100%	39.3	-	63.78	3.92



# 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.

**Possession:** Possession will be granted at closing on December 18, 2024, or such other date agreed to by the parties.

**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. 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 Farmers National Company.

**Sale Method:** The real estate will be offered in one individual tract. Written bids will be received at the office of John Van Zee (13445 South 68th Avenue West, Mitchellville, Iowa 50169) up to Thursday, November 14, 2024, at 5:00 PM. Bids should be for the total dollar amount and not per acre. Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held at the Colombia Community Center (Colombia, Iowa 50057) on Monday, November 18, 2024, at 10:00 AM.

**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:** Regina L. McDonald Revocable Trust

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