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# FOR SALE BY BIDS

**135.12± Acres, Mitchell County, Iowa**

**Offered in One Tract**

**BIDS DUE: Monday, January 20, 2025 by 5:00 PM**

**Contact Agent for Additional Details!**

## Highlights:

- **Highly productive**
- **Pattern tiled**
- **Manure agreement**



**For additional information, please contact:**

**Doug Bergemann, AFM/Agent | (507) 420-8328**

**[DBergemann@FarmersNational.com](mailto:DBergemann@FarmersNational.com)**

# Property Information

## Directions to Property:

From Stacyville, Iowa, go east 1.5 miles on 465<sup>th</sup> Street, turn right (south) on Ocean Avenue 1.5 miles to 450<sup>th</sup> Street, turn left (east) for one mile to northwest corner of farm.

## Legal Description:

NW1/4 excluding parcel A (hog barn site) Section 10, Township 99 North, Range 16 West of the 5th P.M.

## Property Description:

Excellent quality, highly productive, well tiled farm with manure agreement and good access close to grain outlets. Potential for wind easement and well suited for potential organic production.

**Improvements:** Pattern tilled and manure agreement

## Farm Data:

Cropland	130.69 acres
Non-crop	4.43 acres
Total	135.12 acres

## FSA Information:

	Base	Yield
Corn	128.61 acres	120 bushels

**Taxes:** \$4,332.00

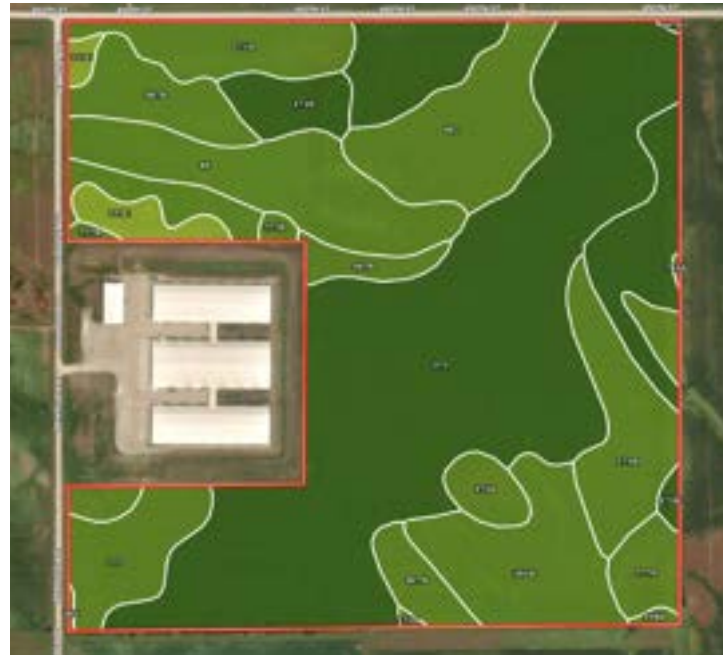
## Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
471	Oran loam, 0 to 2 percent slopes	55.67	42.34	79.0	0	81	1
171B	Bassett loam, 2 to 5 percent slopes	14.19	10.79	85.0	0	87	2e
407B	Schley silt loam, 1 to 4 percent slopes	10.91	8.3	81.0	0	90	2w
84	Clyde silty clay loam, 0 to 3 percent slopes	10.3	7.83	88.0	0	91	2w
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.03	7.63	87.0	0	89	2w
682	Maxfield silt loam, 0 to 2 percent slopes	9.13	6.94	83.0	0	78	2w
471B	Oran loam, 2 to 5 percent slopes	9.01	6.85	74.0	0	80	1
777	Wapsie loam, 0 to 2 percent slopes	5.15	3.92	55.0	0	64	2s
777B	Wapsie loam, 2 to 5 percent slopes	4.03	3.07	50.0	0	64	2e
777C	Wapsie loam, 5 to 9 percent slopes	2.57	1.95	43.0	0	63	3e
198B	Floyd loam, 1 to 4 percent slopes	0.27	0.21	89.0	0	88	2w
265	Bixby loam, 0 to 2 percent slopes	0.11	0.08	45.0	0	72	2s
781B	Lourdes loam, 2 to 5 percent slopes	0.09	0.07	68.0	0	78	2e
TOTALS		131.46(*)	100%	78.5	-	81.96	1.53



## 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 March 1, 2025, 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 Laird Law Firm.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Laird Law Firm 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 March 1, 2025, 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 Laird Law Firm.

**Sale Method:** The real estate will be offered in one individual tract. **Written bids will be received at the office of Doug Bergemann (PO Box 514, Owatonna, Minnesota 55060) up to January 20, 2025 by 5:00 PM.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer, as there will be no oral bidding. The Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**Additional Comments:** High bidders will be given opportunity to raise bids if seller reserve not met after initial bids received.

Value of fall tillage and manure application for 2025 corn crop (over \$15,600) included with farm sale. Open to farm in 2025 with no lease in place. Seller would like lease back, but not required.

**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:** BHC Farms LLC



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