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ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

150.4 ± Acres, Appanoose County, Iowa

Wednesday, January 22, 2025 | 10:00 AM

VFW Post 526 (Ritz Theatre) | 115 E Van Buren St. Centerville, Iowa

Highlights:

- Sale is not subject to reserve with full possession for 2025
- Located outside Centerville with direct access from Highway 2
- Grassland with open spaces and piped watering tanks
- 5-acre pond, 2 post-frame sheds, Cooper Creek
- Excellent prior stewardship of land, fencing, invasive trees, etc.



For additional information, please contact:

Ben Price, Agent | (515) 205-3883

BPrice@FarmersNational.com

Bidding starts | Monday, January 20, 2025 at 8:00 AM

Bidding closes | Wednesday, January 22, 2025 at close of live event

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

Property Information

Property Description:

This is your chance to expand your current operation or make your dreams a reality in the prestigious way of life to raise livestock. Whether you have been in the livestock business for generations or are wanting to start your own legacy, this property has what you need to be successful. Sells to the highest bidder, not subject to reserve, with full possession for 2025.

Located just outside of Centerville, access is effortless and direct from Highway 2. You will appreciate the convenience and versatility of the two post-frame utility sheds outfitted with electricity and acrylic roof coating.

The robust grassland has a diverse mix of grasses and legumes for seasonal forage growth. Wide open spaces are accessible for equipment used in pasture maintenance, forage harvest, fertilizer application, etc.

Well-maintained and complete perimeter fencing provide secure containment of livestock. You will appreciate the prior stewardship efforts to counter volunteer and invasive tree growth pressures. Interior fencing allows for rotational grazing benefits.

You cannot miss the beautiful, perimeter-fenced 5-acre pond. Well-stocked and constructed with a deep, aphotic zone to prevent vegetation and algae. This body of water provides recreation opportunities and a reliable supply of water to the handful of piped watering tanks strategically placed to provide easy access for livestock. The pond's watershed is approximately 180 acres.

Cooper Creek spans the property to boost water supply and biodiversity. The creek's low laying elevation supports relief from strong winds, extreme temperature variation, storms, etc. Beautiful oak trees providing shade, shelter and scenery. Can you spot the bald eagle nest?

Be sure to review the information available on our website including waterline/watering tank sketch, fence maintenance acknowledgments, flyover video, FSA documents, utility shed information and several maps including aerial, soils, topography, tax parcel, and plat.

Directions to Property:

From Centerville, Iowa, Travel West on Highway 2 for 1 mile to the property on south side of pavement.

Legal Description:

County Assessor Parcel ID's: 290251000450000, 290251000460000, 290251000480000, 290251000490000, 290251000491000, 290251000500000 All located in Section 35 - Township 69 North - Range 18 West, Vermillion Township of Appanose County Iowa. Exact legal description is lengthy, contact agent for details. Abstract to govern.

Improvements:

| | Dimensions | Comments |
|------------------|------------|-------------------------|
| Post-framed shed | 30'x54' | Acrylic roofing coating |
| Post-framed shed | 36'x63' | Acrylic roofing coating |

Farm Data:

| | |
|-----------|-------------|
| Grass | 140.4 acres |
| Timber | 4.0 acres |
| Pond | 5.0 acres |
| Buildings | 1.0 acres |
| Total | 150.4 acres |

Taxes:

\$1,796.00



Location Map



Aerial Map



Shed 1



Shed 2



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 Friday, February 21, 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 Cox Law Firm 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 Cox Law Firm 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 the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on Friday, February 21, 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 Cox Law Firm.

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 Seller will pay 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: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Howard & Joyce Anne Davis Revocable Family Trust

Auctioneer: Joel Ambrose

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Wednesday, January 22, 2025, with bidding concluding at the end of the live auction.

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

Aerial Photo



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