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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**77.96± Acres, Hardin County, Iowa**

**Tuesday, February 11, 2025 | 3:00 PM**

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

## Highlights:

- 85.9 CSR2
- Well-drained by extensive tile improvements
- Grain facilities and ethanol plants nearby
- Operating possession available for 2025



**For additional information, please contact:**

**Ben Watson, AFM, Agent | (641) 483-4249 or (515) 971-7951  
[BWatson@FarmersNational.com](mailto:BWatson@FarmersNational.com)**

**Bidding starts | Monday, February 10, 2025, at 8:00 AM**  
**Bidding closes | Tuesday, February 11, 2025, at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

From intersection of S27 and D65 near Garden City, one mile south to 330th Street then west three miles to C Avenue, then south 3/4 mile to the northeast corner of the farm. From intersection of Story County Highway E18 and 630th Avenue between Roland and McCallsburg, travel north three miles to southeast corner of subject property. Watch for signs.

### Legal Description:

S1/2 SE1/4 except Parcel "A" of Section 31-T86N-R22W of the 5th P.M., Hardin County, Iowa.

### Property Description:

Soils of excellent quality with drainage improvements well located between E18 and D65 southwest of Garden City on Story County/Hardin County line.

### Farm Data:

Cropland	77.61 acres
Non-crop	<u>.35 acres</u>
Total	77.96 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	43.11 acres	171 bushels
Soybeans	34.48 acres	47 bushels

**2023 Taxes:** (next installments due 3/2025)  
 \$2,800.00 annually

### Agent Comments:

Field Access: Seller shall provide, at seller's expense, a field entrance of a top width in compliance with county regulation and mutually agreeable between Seller and Buyer, were Buyer to not already have access to subject property.

Fertilizer applications which include 17,400 pounds of anhydrous ammonia, 76.26 tons of ag lime, 7.89 tons of triple superphosphate, 3.59 tons of Gypsum Super Cal CaSO<sub>4</sub>, 0.85 ton of Sulfur 90% Elemental, and 7.40 tons of 0-0-60 after the conclusion of the harvest of 2024 shall be the property of the Buyer upon closing at no expense to the Buyer.

South field entrance, lane, and grain bin are parts of Parcel "A" and are excluded from subject property

### Yield History:

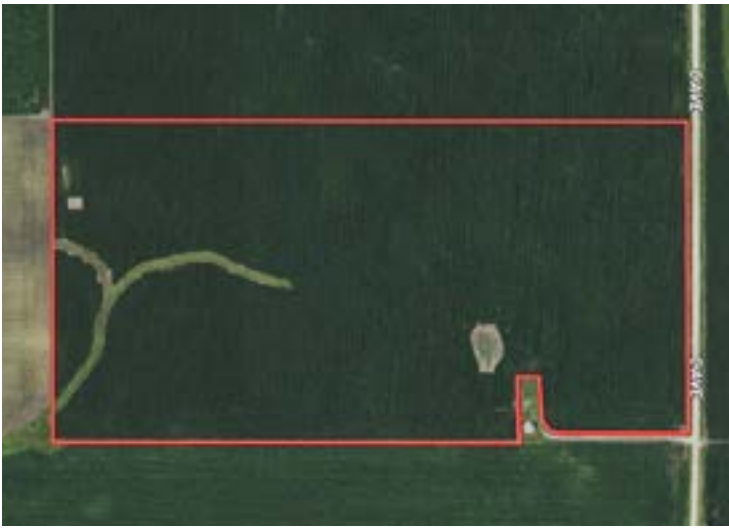
<u>Corn Yield</u>	<u>Crop Year</u>	<u>Soybean Yield</u>
	2014	44
208	2015	
	2016	64
244	2017	
	2018	62
225	2019	
	2020	19*
247	2021	
	2022	72
247	2023	
	2024	68

\* 2020 soybean crop damaged by wind and hail

## Property Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	27.95	36.26	88.0	0	80	2e
L55	Nicollet loam, 1 to 3 percent slopes	24.18	31.37	91.0	0	85	1
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	15.37	19.94	75.0	0	81	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.38	10.87	88.0	0	84	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.13	1.47	59.0	0	76	3w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.08	0.1	87.0	0	81	2w
TOTALS		77.09(* *)	100%	85.92	-	82.14	1.7



# 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 March 4, 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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 March 4, 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 the closing agent.

**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:** Zoe Nady

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, February 10, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 3:00 PM on Tuesday, February 11, 2025.

**To register and bid on this auction go to:** [www.fncbid.com](http://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.

