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LAND AUCTION

SIMULCAST LIVE AND ONLINE

75.08 ± Acres, Floyd County, Iowa

Thursday, March 13, 2025 | 10:00 AM

Sleep Inn & Suites | 1416 S Grand Avenue, Charles City, Iowa

Highlights:

- **Very little slope to this 81.38 CSR2 farm**
- **Close to the ethanol plant with good access driveways**
- **Drainage tile; all tillable**

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Tuesday, March 11, 2025 at 8:00 AM
Bidding closes | Thursday, March 13, 2025 at close of live event

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

Property Information

Directions to Property: From Charles City go a half mile East on Highway 18 to Underwood Avenue, then turn left and go North to 190th street, then turn right and go one mile East on 190th street to Victory Avenue, turn right and go South a quarter mile. The land will be on the East side of the road.

Legal Description: The South Half of the Northwest Quarter of Section 3, Township 95 North, Range 15 West of the 5th P.M. EXCEPT a parcel of land located in the South One-Half of the Northwest Quarter of Section 3, Township 95 North, Range 15 West of the 5th P.M., Floyd County, Iowa described as follows: Begin at the Southwest Corner of the Northwest Quarter of Section 3, Township 95 North, Range 15 West of the 5th P.M., in Floyd County, Iowa, thence N 0° 06' 39" E along the West line of the said Northwest Quarter, 539.5 feet; thence S 54° 39' 10" E to a point on the South line of the Northwest Quarter; thence West to the point of beginning, containing 4.71 acres.

Property Description: Good add on farm to any operation. High CSR2, lays well and all one field.

Farm Data:

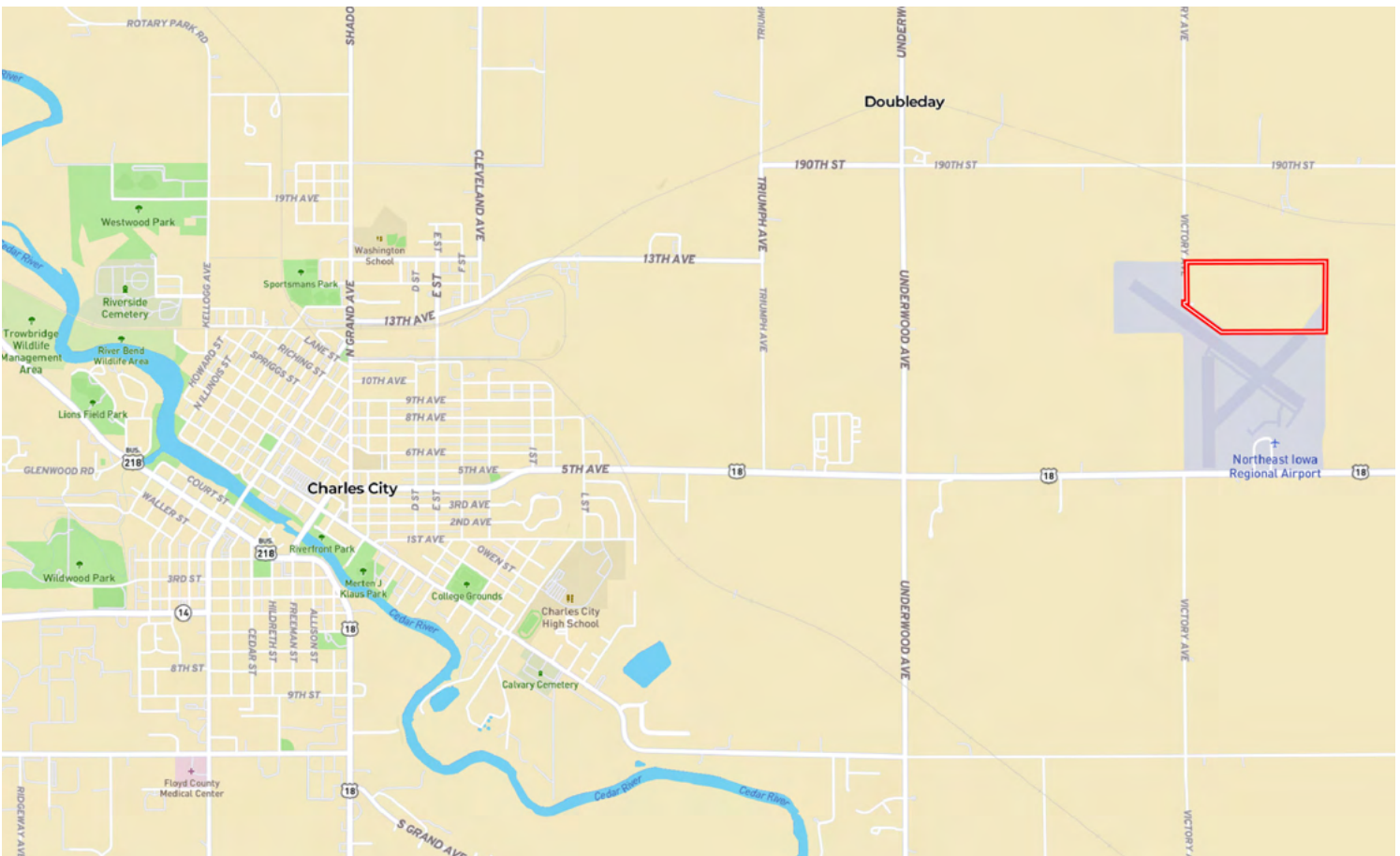
Cropland	76.1 acres
Total	75.08 acres

FSA Information:

	Base	Yield
Corn	30.25	127 bushels
Soybeans	27.09	57 bushels
Oats	3.75	41 bushels

Taxes: \$2,384

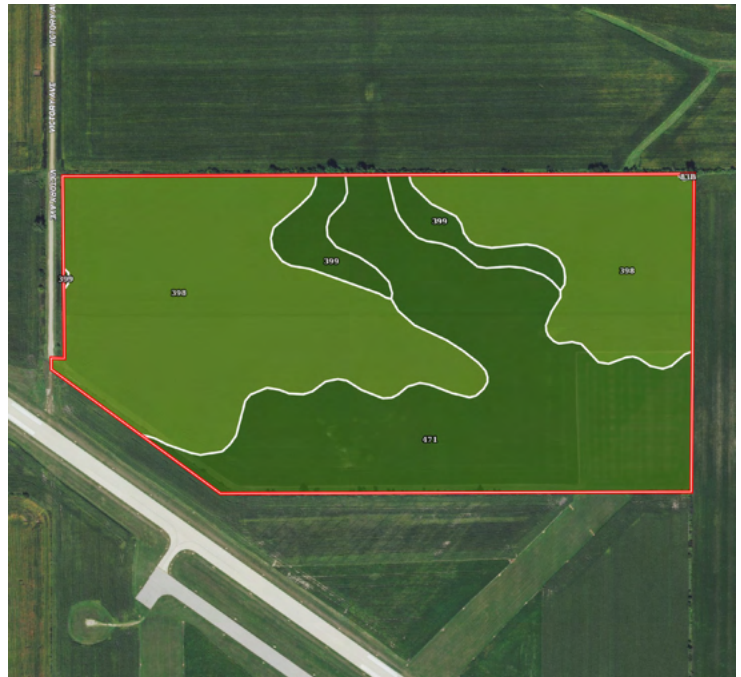
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
398	Tripoli clay loam, 0 to 2 percent slopes	41.45	54.95	82.0	0	67	2w
471	Oran loam, 0 to 2 percent slopes	29.55	39.18	79.0	0	81	1
399	Readlyn silt loam, 1 to 3 percent slopes	4.41	5.85	91.0	0	80	1
83B	Kenyon loam, 2 to 5 percent slopes	0.03	0.04	90.0	0	89	2e
TOTALS		75.44(*)	100%	81.36	-	73.26	1.55



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 April 15, 2025, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% earnest money payment is required on the day of the bidding. All funds will be deposited and held by Brown 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 Brown Law Firm Trust Account 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 April 15, 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 Brown Law Firm Trust Account.

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: Lonnie Isakson and Rhonda Dana

Auctioneer: Joel Ambrose **License Number:** S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, March 11, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, March 13, 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.



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