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LAND AUCTION

SIMULCAST LIVE AND ONLINE

222.42± Acres, Davis County, Iowa

Thursday, April 10, 2025 | 10:00 AM

Mutchler Community Center | 900 East North Street, Bloomfield, Iowa 52537

Highlights:

- Tract one located on paved county road
- Tract one is a nice mix of pasture, crop acres, and mature timber
- Tract one has 31.6 crop acres with CSR2 of 52.3
- Tract two is a mix of bottom ground crop acres, CRP, and excellent permanent pasture with very good fences
- Tract two has 35.8 acres being cropped with a CSR2 of 72
- Tract two has 13 acres of CRP (CP21 and CP22) expiring in 2030, annual payment of \$2,694



For additional information, please contact:

Jon Peterson, Agent | (515) 360-1567

JPeterson@FarmersNational.com

Bidding starts | Tuesday, April 8, 2025, at 8:00 AM
Bidding closes | Thursday, April 10, 2025, at close of live event.

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

Property Information

Directions to Property:

Tract 1: From Bloomfield, Iowa take Highway 63 north from Bloomfield 6.5 miles to the intersection of Floris Road (County J15) Take J15 east 1.25 miles to the field entrance. Tract one lies to the south of the highway.

Tract 2: From Floris, Iowa take county road J15 east 1.6 miles to the intersection of Rose Ave, Take Rose Ave south and east one mile to Ruby Blvd. Take Ruby Blvd east and south 3/4 mile to 145th Street. Take 145th Street east one mile to Shale Ave. Take Shale Ave south 1/2 mile to 150th street at the NW corner of tract two. Farm lies to the south of 150th and east of Shale Avenue. Watch for signs on both tracts.

Legal Description:

Tract 1: 81.13 acres in the NE 1/4 SE 1/4 and the SE 1/4 NE 1/4 section 20 T70N R13W.

Tract 2: 80 acres in the NE 1/4 section 30 and 61.23 acres in the NW 1/4 section 29 T70N R12W. All in Davis County Iowa. Exact legal per abstract.

Property Description:

Tract 1: 81 acres located on county road J15 approximately 7 miles NE of Bloomfield. Farm consists of 10 acres of pasture, 31.6 acres of crop ground, two ponds and the balance of the farm is mature timber.

Tract 2: 141 acres located seven miles east of Tract one. This farm has 13 acres in CRP expiring in 2030, 35.8 acres of bottom ground being cropped and the balance of the farm is permanent pasture split into two paddocks with excellent fences. Two 24 inch high pressure gas pipelines cross tract two.

CRP Information: **Tract 2** has 13 acres, due to expire September 30, 2030. Annual payment of \$2,964.

FSA Information:

Tract 1:

	Base	Yield
Corn	16.2 acres	109 bushels
Soybeans	4.4 acres	37 bushels

Tract 2:

	Base	Yield
Oats	9.07 acres	36 bushels
Corn	26.19 acres	87 bushels
Soybeans	.1 acres	23 bushels
Sorghum	2.11 acres	69 bushels

Farm Data:

Tract 1:

Cropland	31.60 acres
Pasture	10.00 acres
Non-crop	9.53 acres
Timber	30.00 acres
Total	81.13 acres

Tract 2:

Cropland	35.80 acres
Pasture	68.00 acres
Non-Crop	24.43 acres
CRP	13.00 acres
Total	141.23 acres

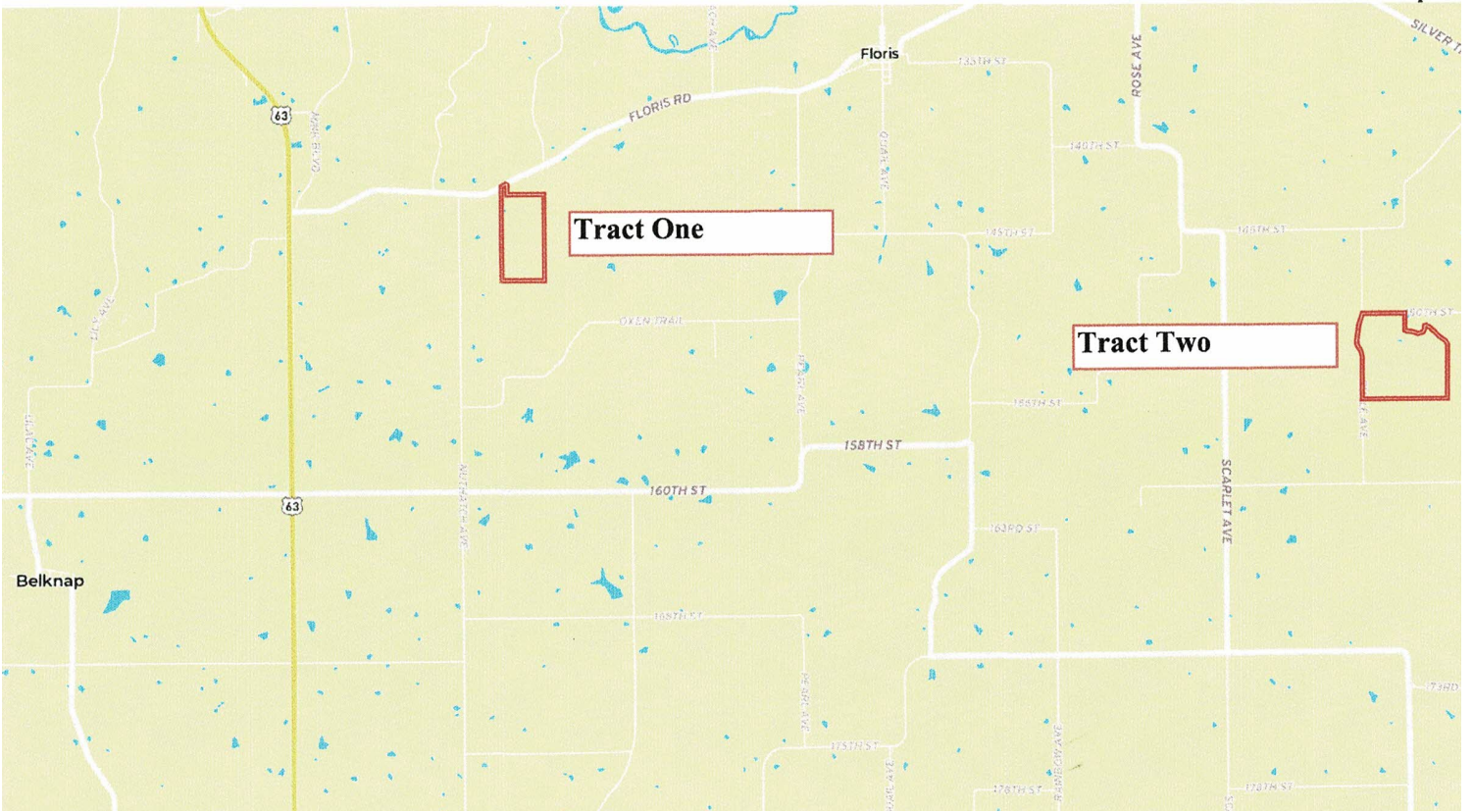
Taxes:

Tract 1: \$1,128

Tract 2: \$3,352



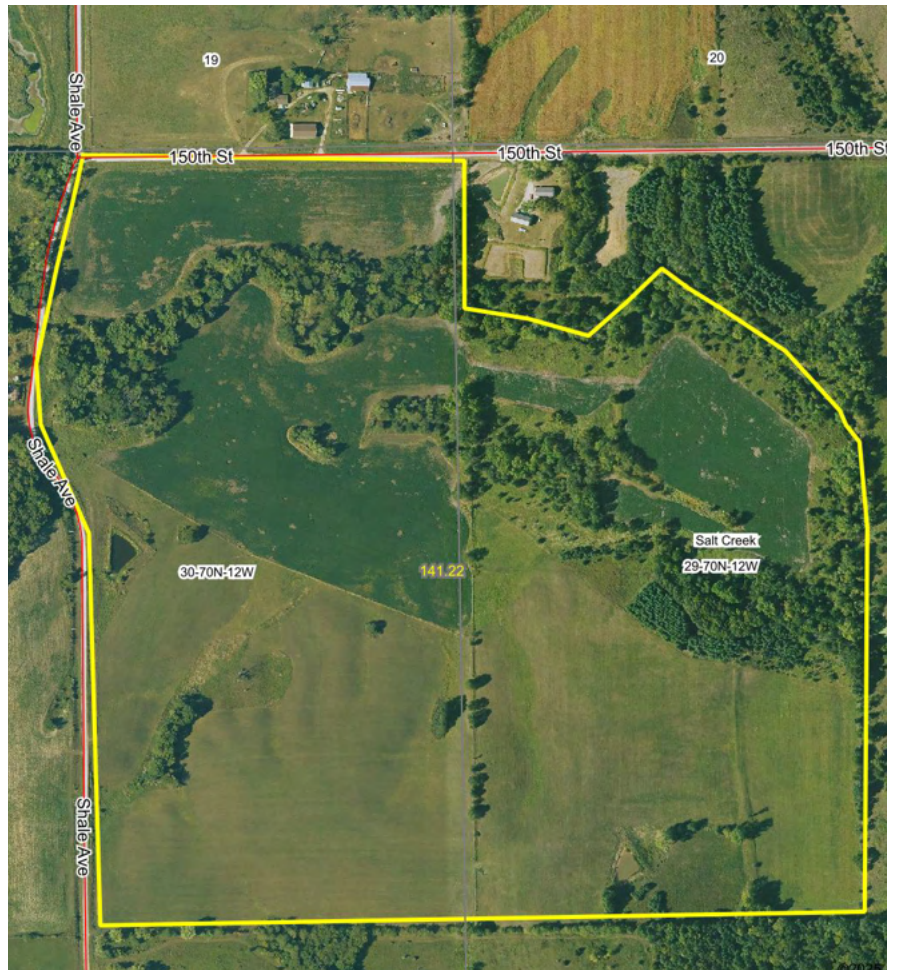
Property Location Map



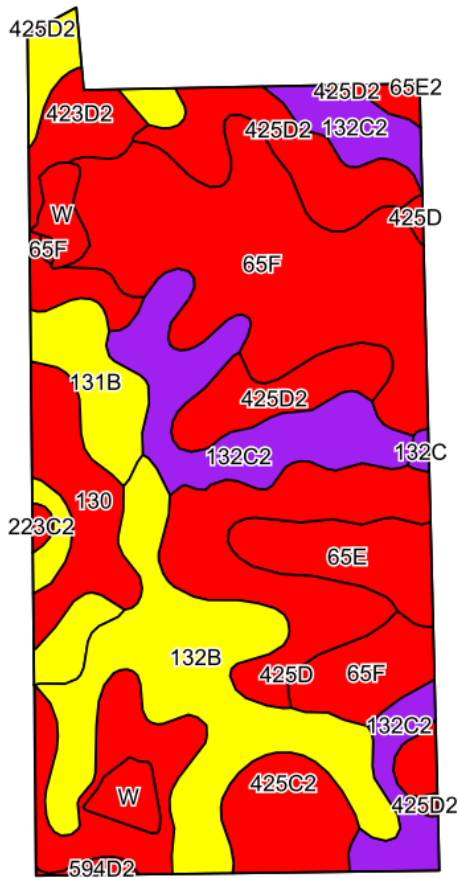
Tract 1 Aerial Map



Tract 2 Aerial Map



Tract 1 Soil Map

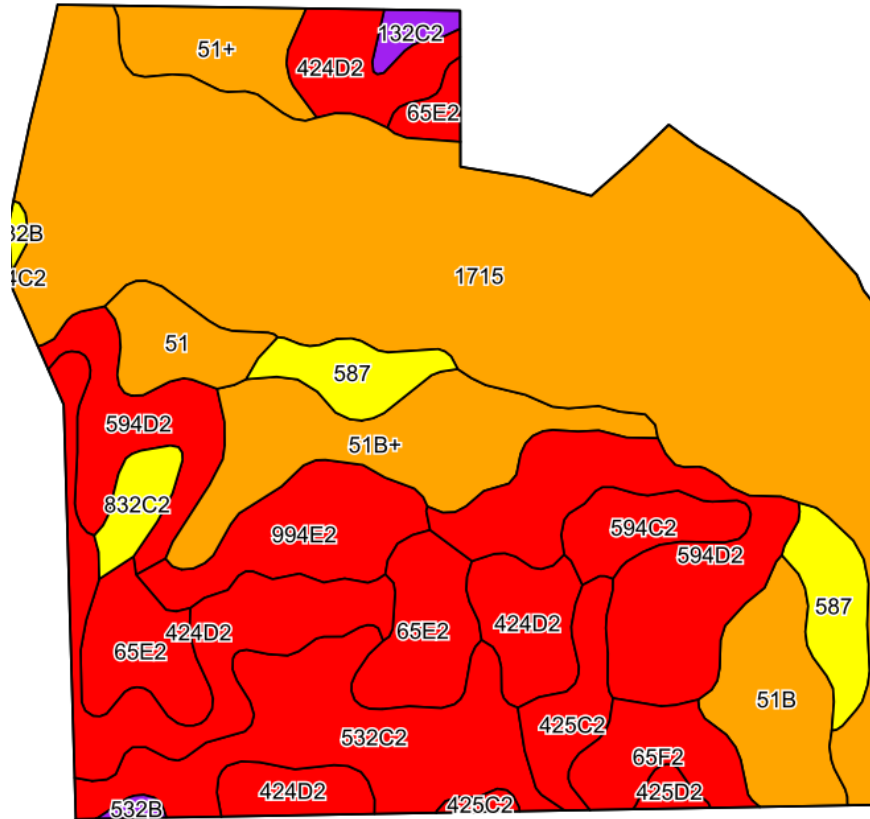


Area Symbol: IA051, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
65F	Lindley loam, 18 to 40 percent slopes	17.97	22.2%		6
132B	Weller silt loam, 2 to 5 percent slopes	11.77	14.5%		67
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	10.12	12.5%		59
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	7.57	9.3%		27
425D	Keswick loam, 9 to 14 percent slopes	7.47	9.2%		8
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	7.23	8.9%		9
131B	Pershing silt loam, 2 to 5 percent slopes	6.13	7.6%		70
130	Belinda silt loam, 0 to 2 percent slopes	3.88	4.8%		47
65E	Lindley loam, 14 to 18 percent slopes	3.36	4.1%		33
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	3.19	3.9%		6
W	Water	1.87	2.3%		0
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	0.27	0.3%		19
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.19	0.2%		45
132C	Weller silt loam, 5 to 9 percent slopes	0.17	0.2%		59
				Weighted Average	31.9

**IA has updated the CSR values for each county to CSR2.

Tract 2 Soil Map



Area Symbol: IA051, Soil Area Version: 31					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
1715	Nodaway-Lawson-Ackmore silt loams, 0 to 2 percent slopes	53.17	37.8%		78
424D2	Lindley-Keswick loams, 9 to 14 percent slopes, moderately eroded	14.80	10.5%		27
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	14.46	10.2%		19
532C2	Rathbun silty clay loam, 5 to 9 percent slopes, moderately eroded	9.73	6.9%		44
51B+	Vesser silt loam overwash, 2 to 5 percent slopes	8.46	6.0%		76
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	7.66	5.4%		29
51B	Vesser silt loam, 2 to 5 percent slopes, rarely flooded	5.19	3.7%		75
994E2	Douds-Galland loams, 14 to 18 percent slopes, moderately eroded	5.05	3.6%		22
587	Chequest silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.94	3.5%		62
51+	Vesser silt loam overwash, 0 to 2 percent slopes	3.39	2.4%		75
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	3.14	2.2%		10
425C2	Keswick loam, 5 to 9 percent slopes, moderately eroded	2.84	2.0%		27
51	Vesser silt loam, 0 to 2 percent slopes, occasionally flooded	2.70	1.9%		75
594C2	Galland loam, heavy loess, 5 to 9 percent slopes, moderately eroded	2.54	1.8%		23
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	1.46	1.0%		61
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.74	0.5%		59
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	0.49	0.3%		9
532B	Rathbun silt loam, 2 to 5 percent slopes	0.25	0.2%		55
832B	Weller silt loam, terrace, 2 to 5 percent slopes	0.21	0.1%		68
Weighted Average					54.6

**IA has updated the CSR values for each county to CSR2.

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s). Mineral rights on the east 61 acres of Tract two have been retained by a previous owner.

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 May 15, 2025, or such other date agreed to by the parties. Subject to current leases. Buyer to receive the 2025 crop rent as a credit at closing and all of the 2025 CRP payment.

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 Farmers National Company 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 Farmers National Company 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 will be on May 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 Farmers National Company.

Sale Method: The real estate will be offered in two individual tracts. 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: Holtzschuher Family Farms LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, April 8, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, April 10, 2025, with bidding concluding at the end of the live auction.

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