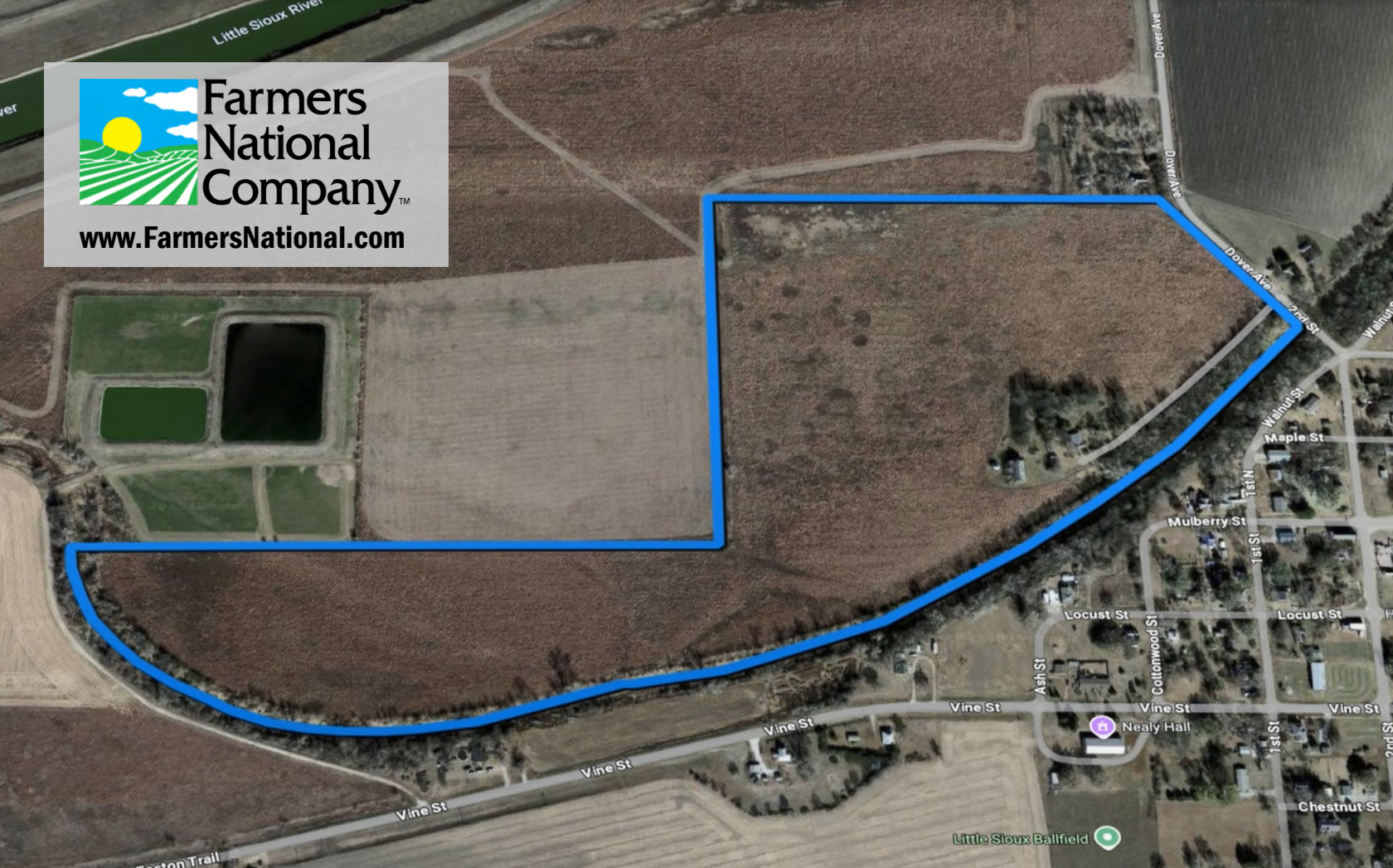




**Farmers  
National  
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[www.FarmersNational.com](http://www.FarmersNational.com)



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**66.02± Acres, Harrison County, Iowa**

**Thursday, May 29, 2025 | 10:00 AM**

**Mondamin Community Center | 200 Maple Street, Mondamin, Iowa**

**L-2500278**

**SCAN THE QR CODE  
FOR MORE INFO!**



## **Highlights:**

- CRP in warm season grass
- Good soil types present with average CSR of 63.3
- Located in strong area with good access to markets and interstate



**For additional information, please contact:**  
**Doug Hansen, AFM/Agent | (402) 290-9521**  
**[DHansen@FarmersNational.com](mailto:DHansen@FarmersNational.com)**



Bidding starts | Thursday, May 22, 2025 at 8:00 AM  
Bidding closes | Thursday, May 29, 2025 at close of live event.

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

## Property Information

**Directions to Property:**

1363 Dover Avenue, Little Sioux, Iowa.

**Legal Description:**

All that part of the NE1/4 SE1/4 lying southwest of the center of the public road and northwest of the Little Sioux River, also all that part of the W1/2 of the SE 1/4 and the SE 1/4 of the SW 1/4 lying north and west of the little Sioux River, all in Sec 24-81-45 West of the 5th PM., Harrison County, Iowa.

**Property Description:**

Nice tract of quality farmland currently in enrolled in favorable CRP contracts that run to 9/30/2029 producing exceptional returns for the land. Excellent stand of warm season grass present providing abundant wildlife habitat. Building site with older farmhouse and electric service has potential for a weekend retreat or campsite.

**Improvements:**

Older one-story farmhouse in poor condition, three other outbuildings in poor condition and one steel grain bin.

**Farm Data:**

Non-crop	5.29 acres
CRP	58.23 acres
Buildings	<u>2.50 acres</u>
Total	66.02 acres

**FSA Information:**

	Base	Yield
Corn	27.05 acres	Currently in CRP
Soybeans	27.05 acres	Currently in CRP

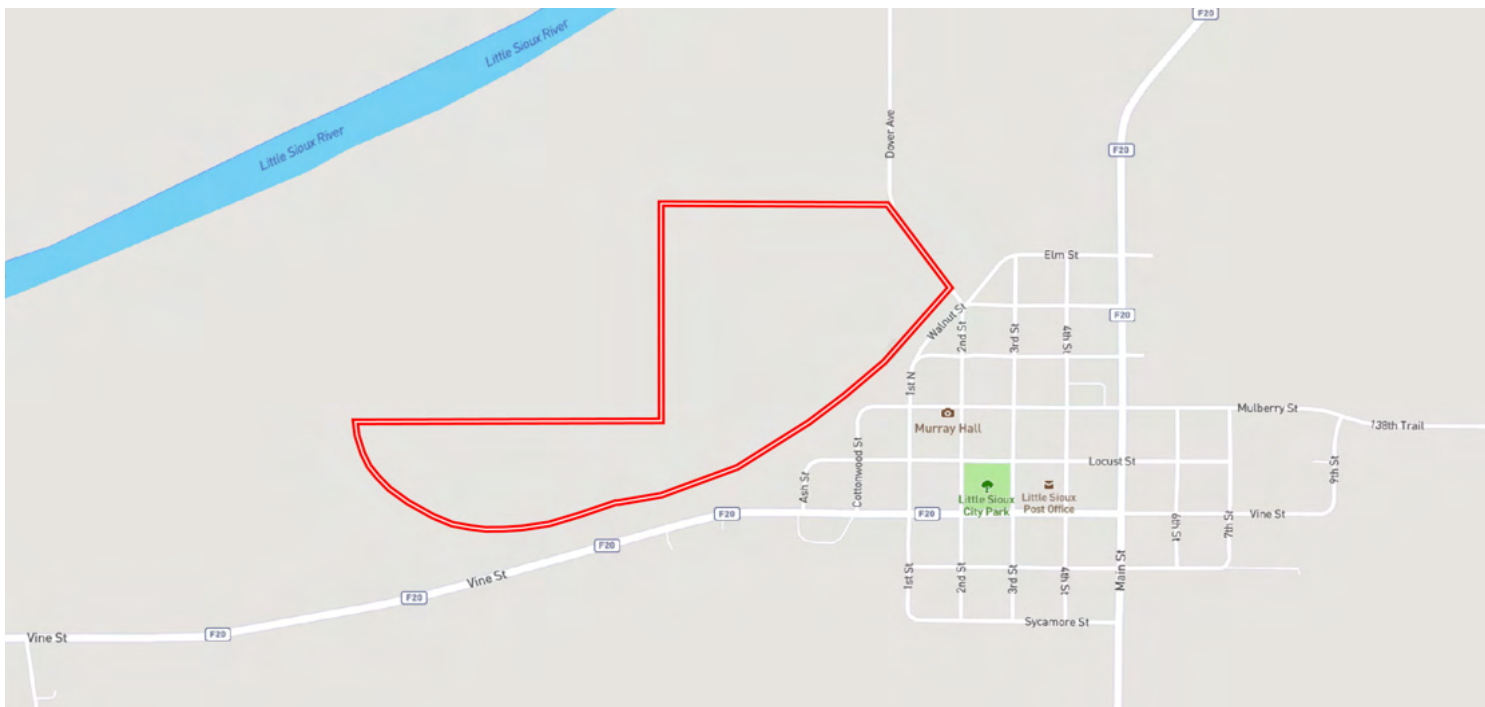
**CRP:**

58.23 acres currently enrolled with an annual payment of \$20,727.00, expiring September 30, 2029.

**2023 Taxes:**

All: \$2,056 Drainage: \$320.52

## Property Location Map





Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	34.55	50.33	52.0	0	49	3w
146	Onawa silty clay	22.27	32.44	79.0	0	60	2w
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	11.83	17.23	67.0	0	84	2w
TOTALS		68.65(*)	100%	63.34	-	58.6	2.5



# 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 June 30 2025, or such other date agreed to by the parties. Subject to CRP contracts in place. Buyer required to assume contracts.

**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 Midwest Title Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Co. the required earnest payment. The Seller will provide a current abstract of title at their expense. If Buyer chooses to use Title Insurance it will be at their cost. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on June 30, 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 Midwest Title Co.

**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 and Buyer(s) will each pay one-half of 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 as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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:** Edmonds Family Farm LLC

**Auctioneer:** Eric Mueller

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, May 22, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, May 29, 2025, with bidding concluding at the end of the live auction.

**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.

