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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Marshall County, Iowa

Tuesday, July 15, 2025 | 10:00 AM CDT

Dakins Community Center | 105 East Main Street, Zearing, Iowa

Highlights:

- CSR2 of 86.0, excellent in comparison to weighted average of cropland across Marshall County of 75.7
- Pavement frontage along Marshall County Highway S57
- Well-served by grain facilities, fertilizer suppliers, and three phase electric power along pavement



For additional information, please contact:

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

Bidding starts | Monday, July 14, 2025, at 8:00 AM CDT
Bidding closes | Tuesday, July 15, 2025, at close of live event.

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

Property Information

Directions to Property:

From bridge at north end of St. Anthony, travel north on Canfield Avenue, known also as Marshall County Highway S57, one mile to southeast corner of subject property. From intersection of Marshall County Highways S57 and E18, latter known also as Marble Road, travel south one mile to northeast corner of subject property. Watch for signs!

Legal Description:

NE1/4 Section 29, T-85-N, R-20-W of 5th P.M.,
Marshall County, Iowa.

Farm Data:

Cropland	152.66 acres
Non-crop	6.10 acres
Buildings	<u>1.24 acres</u>
Total	160.00 acres

Buildings:

One grain bin in fair condition.

Property Description:

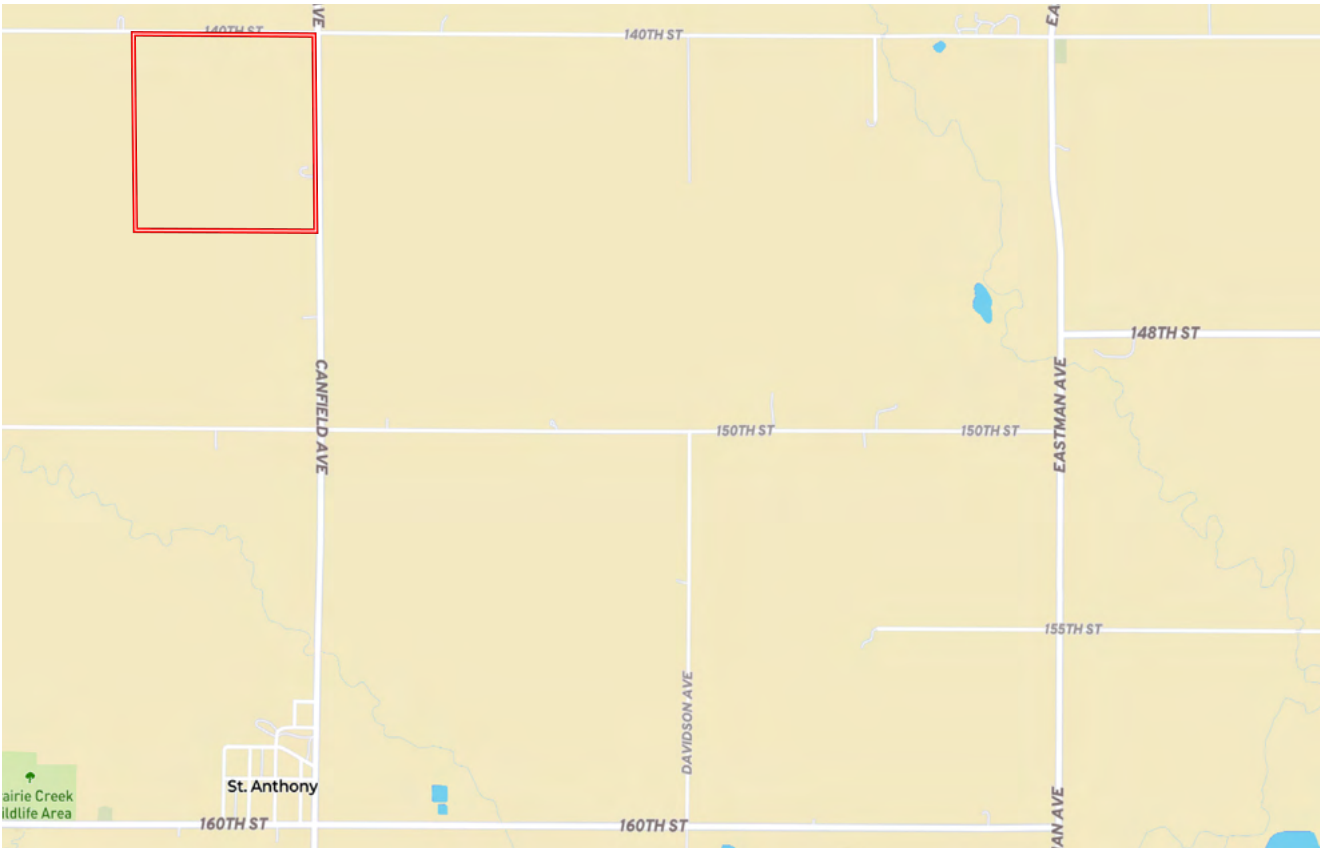
Well-located farm with productive soils is available at public auction. Mackin Farm bears a corn base of 99.7% across 152.66 acres of Farm Service Agency effective cropland. Farm features drainage tile outlets known to Seller as leaving farm to the West, East, and South. Consumers Energy three phase electric service is available along Canfield Avenue (S57). Tract features 154.68 taxable acres, so 152.66 acres of F.S.A. effective cropland is equivalent to 98.7% of taxable acres.

FSA Information:

	Base	Yield
Corn	151.5 acres	169 bushels
Soybeans	0.40 acres	54 bushels

2023 Taxes: (payable September 2024 and March 2025)
\$6,132

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	47.48	30.98	88.0	0	80	2e
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	37.18	24.26	88.0	0	84	2w
L55	Nicollet loam, 1 to 3 percent slopes	29.37	19.17	91.0	0	85	1
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.78	12.91	87.0	0	81	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.71	6.34	59.0	0	76	3w
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.83	3.15	75.0	0	81	2w
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.5	2.94	83.0	0	62	3e
201B	Coland-Terril complex, 2 to 5 percent slopes	0.39	0.25	75.0	0	88	2w
TOTALS		153.24(*)	100%	86.02	-	81.33	1.9



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 October 21, 2025, or such other date agreed to by the parties. Subject to current lease.

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 Hitchins & Thronson PLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hitchins & Thronson PLC 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 October 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 Hitchins & Thronson PLC.

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 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: Sisters of Charity of the Blessed Virgin Mary; John C. & Linda Mackin; Mary L Mackin; Susan G. Mackin; Maurine A. Elliott Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, July 14, 2025, at 8:00 AM CDT. Bidding will be simultaneous with the live auction at 10:00 AM CDT on Tuesday, July 15, 2025.

To register and bid on this auction go to: 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.