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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Tama County, Iowa

Wednesday, July 16, 2025 | 10:00 AM CDT

Dysart Community Center | 418 Main Street Dysart, Iowa



Highlights:

- CSR2 of 87.69, excellent in comparison to weighted means CSR2 of cropland of Tama County of 70.3
- 139.32 acres effective HEL cropland per FSA of 160 gross acres +/-
- Soil conservation measures, grass turn strips and waterways, in place



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 | Wednesday, July 16, 2025, at close of live event.

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

Property Information

Directions to Property:

From Junction of Tama County Highways E36 and V18 at Clutier, travel north two miles to 230th Street. Then, travel east one mile to U Avenue. Farm lies to the northeast of the intersection of 230th Street and U Avenue. '911' marker at former building site with frontage along north side of 230th Street on subject property features '3029'.

Legal Description:

The Southwest Quarter (SW1/4) of Section Four (04), Township Eighty-four (84), Range Thirteen (13), West of the 5th P.M., in Tama County, Iowa.

Farm Data:

Cropland	139.32 acres
Non-crop	13.30 acres
Former Building Site	7.38 acres
Total	160.00 acres

Property Description:

High quality soils, CSR2 of entire farm range from 84 to 95, across a farm with multi-generational ownership. Well located between Clutier and Dysart in east central Tama County 3.5 miles west of Iowa Highway 21. Full operating possession available for 2026.

FSA Information:

	Base	Yield
Corn	80.8 acres	159 bushels
Soybeans	38.9 acres	49 bushels

2023 Taxes: \$6,653.50

Agent Comments: Crop share lease in place for 2025 so completion of harvest shall occur prior to closing. Early possession shall be at sole discretion of tenant in possession during 2025.



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	68.9	44.23	85.0	0	82	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	43.08	27.65	86.0	0	92	2w
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	40.8	26.19	94.0	0	89	2e
428B	Ely silty clay loam, 2 to 5 percent slopes	2.86	1.84	88.0	0	91	2e
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.08	0.05	95.0	0	95	2e
8B	Judson silty clay loam, 2 to 5 percent slopes	0.06	0.04	84.0	0	76	2e
TOTALS		155.78(*)	100%	87.69	-	86.77	2.44



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 November 12, 2025 or upon conclusion of harvest of corn and soybeans from subject property if after November 12, 2025, or such other date agreed to by the parties. Subject to crop share lease in place for 2025.

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 Moore Law Firm.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Moore Law Firm 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 is on November 12, 2025 or upon conclusion of harvest of corn and soybeans from subject property if after November 12, 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 Moore Law Firm.

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. 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 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: Rosalie M. Dostal Residuary 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 Wednesday, July 16, 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.