



L-2400146 & L-2400147

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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**633± Acres, Webster and Greene Counties, Iowa**

Thursday, February 22, 2024 | 10:00 AM  
209 Main | 209 South Main Street, Paton, Iowa

## Highlights:

- Eight high quality/tillable Webster and Greene County farms
- 633 acres in great sizes: 40 to 120 acre parcels!
- All farms located on/close to paved roads
- Well cared for with tile improvements

**For additional information, please contact:**

Adam Pick, AFM/Agent | (712) 210-3458  
[APick@FarmersNational.com](mailto:APick@FarmersNational.com)

**Bidding starts | Monday, February 5, 2024 at 8:00 AM**

**Bidding closes | Thursday, February 22, 2024 at close of live event**

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

## Property Information

### Directions to Property:

**Tract 1:** From Lehigh, Iowa, travel east 1.75 miles on 290th/D46. The property will be to the north.

**Tract 2:** From Lehigh, Iowa, travel east 2.25 miles on 290th/D46. The property will be to the south.

**Tract 3:** From the junction of US 175 & 169 west of Harcourt, Iowa, travel 4.75 miles north on US 169. The property will be to the east.

**Tract 4:** From Lehigh, Iowa, travel 1 mile south on P73 to 310th Street and head west for 1/2 of a mile. The farm will be to the south.

**Tract 5 & 6:** From Lehigh, Iowa, travel 2 miles south on P73 to 320th Street. The property will to the southwest.

**Tract 7:** Located just to the northwest of Dayton, Iowa along US 175 and Quail Avenue.

**Tract 8:** From the junction of Highway 144 and E18 east of Paton, Iowa, travel 1 mile north to 120th Street and head east for 1.5 miles. The property will be to the north.

**Property Description:** This sale offers nice-sized farms to cater to any buyer! Offered via Buyers Choice are Eight Farms: A 40 acre, 57 acre, 74 acre, three 80 acre, 102 acre AND 120 acre tracts that will be sure to suit your purchase needs/wants. All of which are well cared for, including tile intakes/extensive drainage improvements and are set up perfectly for any buyer. Commodity and stock markets may fluctuate, but land assets have AND will continue to remain a consistent investment throughout time. Don't let this opportunity slip away as these tracts are prime and available now! **\*Please see our website for extensive tile maps, drone video and much more!\***

### Legal Description: **\*Please see map for visual details\***

**Tract 1:** The E 1/2 of the SE 1/4 & The SE 25+/- acres of the E 1/2 of the NE 1/4 in Section 5, T87N-R27W of the 5th P.M., Webster County, Iowa.

**Tract 2:** The E 1/2 of the NW 1/4, Except 13.26+- acres & an irregular tract in the SW corner in Section 9, T87N-R27W of the 5th P.M., Webster County, Iowa.

**Tract 3:** The N 1/2 of the S 1/2 of the NW 1/4 in Section 24, T87N-R29W of the 5th P.M., Webster County, Iowa

**Tract 4:** The E 1/2 of the NW 1/4 in Section 24, T87N-R28W of the 5th P.M., Webster County, Iowa

**Tract 5:** The W 1/2 of the NE 1/4 in 25, T87N-R28W of the 5th P.M., Webster County, Iowa

**Tract 6:** The E 1/2 of the NE 1/4, Except the irregular tract for the acreage in Section 25, T87N-R28W of the 5th P.M., Webster County, Iowa

**Tract 7:** That part of the NW 1/4, Except 7.5+/- acres in the NW corner, Cemetery to the E, 2.65+/- acres to the E & the 1.56+/- acre acreage on the S, All in Section 14, T86N-R28W of the 5th P.M., Webster County, Iowa

**Tract 8:** The S 1/2 of the SE 1/4 in Section 10, T85N-R29W of the 5th P.M., Greene County, Iowa

### \*Formal legal descriptions per Abstracts\*

#### Farm Data:

<b>• Tract 1:</b>		<b>• Tract 5:</b>	
Cropland	98.56 acres	Cropland	78.5 acres
Non-crop	<u>3.44 acres</u>	Non-crop	1 acres
Total	102 acres	Bin	<u>.5 acres</u>
		Total	80 acres
<b>• Tract 2:</b>		<b>• Tract 6:</b>	
Cropland	56.54 acres	Cropland	71.75 acres
Non-crop	<u>.46 acres</u>	Non-crop	<u>2.25 acres</u>
Total	57 acres	Total	74 acres
<b>• Tract 3:</b>		<b>• Tract 7:</b>	
Cropland	39.68 acres	Cropland	113.35 acres
Non-crop	<u>.32 acres</u>	Non-crop	<u>6.65 acres</u>
Total	40 acres	Total	120 acres
<b>• Tract 4:</b>		<b>• Tract 8:</b>	
Cropland	77.52 acres	Cropland	77.74 acres
Non-crop	<u>.82 acres</u>	Non-crop	<u>2.26 acres</u>
Grass	<u>1.66 acres</u>	Total	80 acres
Total	80 acres		

# Property Information (Continued)

## FSA Information:

### • Tract 1:

	Base	Yield
Corn	50.2 acres	166 bushels
Soybeans	48.26 acres	41 bushels

### • Tract 2:

	Base	Yield
Corn	30.7 acres	155 bushels
Soybeans	24.2 acres	41 bushels

### • Tract 3:

	Base	Yield
Corn	18.8 acres	151 bushels
Soybeans	20.44 acres	44 bushels

### • Tract 4:

	Base	Yield
Corn	38.6 acres	162 bushels
Soybeans	38.6 acres	44 bushels

### • Tract 5 and Tract 6:

	Base	Yield
Corn	73.9 acres	151 bushels
Soybeans	76.35 acres	44 bushels

### • Tract 7:

	Base	Yield
Corn	67.04 acres	151 bushels
Soybeans	43.96 acres	46 bushels

### • Tract 8:

	Base	Yield
Corn	38.2 acres	154 bushels
Soybeans	39 acres	44 bushels

## Taxes:

Tract 1: \$2,990

Tract 2: \$1,740

Tract 3: \$942

Tract 4: \$1,990

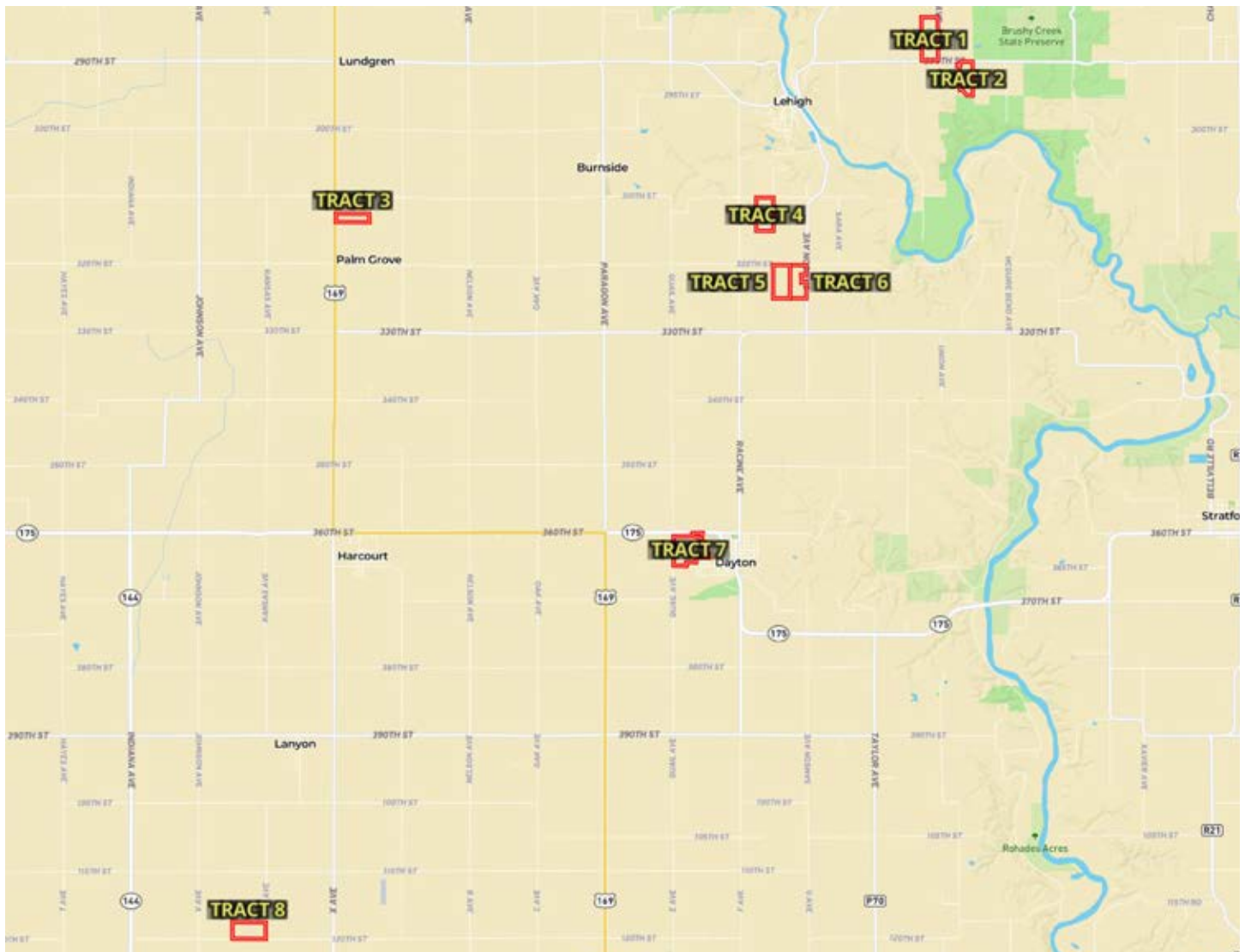
Tract 5: \$2,148

Tract 6: \$1,876

Tract 7: \$2,390

Tract 8: \$2,364

## Property Location Map



# Tract 1:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	42.15	42.91	86.0	0	83	2w
507	Canisteo clay loam, 0 to 2 percent slopes	41.2	41.94	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	11.56	11.77	89.0	0	81	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.23	3.29	59.0	0	75	3w
138B	Clarion loam, 2 to 6 percent slopes	0.09	0.09	89.0	0	83	2e
TOTALS		98.23(*)	100%	84.62	-	82.07	1.92



# Tract 2:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	35.17	62.61	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	16.23	28.89	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	4.1	7.3	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.66	1.18	59.0	0	75	3w
507	Canisteo clay loam, 0 to 2 percent slopes	0.01	0.02	84.0	0	82	2w
TOTALS		56.17(*)	100%	86.77	-	82.33	1.72



# Tract 3:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1507	Brownton silty clay loam, 0 to 2 percent slopes	18.65	47.34	62.0	0	64	2w
383	Marna silty clay loam, 0 to 2 percent slopes	12.92	32.79	69.0	0	77	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.7	9.39	59.0	0	75	3w
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	2.38	6.04	86.0	0	79	1
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	1.76	4.47	72.0	0	61	2w
TOTALS		39.41(*)	100%	65.93	-	70.08	2.03



# Tract 4:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
383	Marna silty clay loam, 0 to 2 percent slopes	49.62	62.86	69.0	0	77	2w
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	17.01	21.55	86.0	0	79	1
1507	Brownton silty clay loam, 0 to 2 percent slopes	9.81	12.43	62.0	0	64	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.48	3.14	59.0	0	75	3w
5040	Udorthents, loamy (cut and fill land)	0.03	0.04	5.0	0	-	-
TOTALS		78.95(*)	100%	71.46	-	75.73	1.82

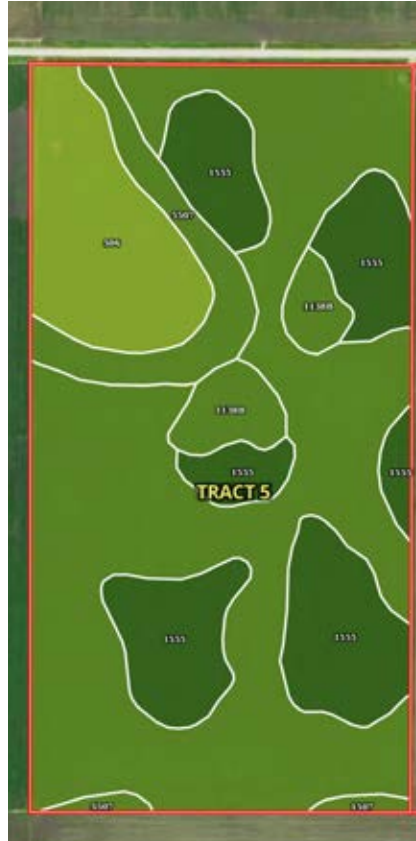


# Tract 5:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
383	Marna silty clay loam, 0 to 2 percent slopes	41.27	52.51	69.0	0	77	2w
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	18.75	23.85	86.0	0	79	1
506	Wacousta silty clay loam, depressional, 0 to 1 percent slopes	9.43	12.0	68.0	0	87	3w
5507	Corvuso-Brownton complex, 0 to 2 percent slopes	5.31	6.76	72.0	0	61	2w
1138B	Clarion clay loam, 2 to 5 percent slopes	3.42	4.35	90.0	0	77	2e
1507	Brownton silty clay loam, 0 to 2 percent slopes	0.42	0.53	62.0	0	64	2w
TOTALS		78.6(*)	100%	74.01	-	77.53	1.88





# Tract 6:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
383	Marna silty clay loam, 0 to 2 percent slopes	46.06	65.9	69.0	0	77	2w
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	23.23	33.24	86.0	0	79	1
1138B	Clarion clay loam, 2 to 5 percent slopes	0.51	0.73	90.0	0	77	2e
1507	Brownton silty clay loam, 0 to 2 percent slopes	0.09	0.13	62.0	0	64	2w
TOTALS		69.89(*)	100%	74.79	-	77.65	1.67



# Tract 7:

**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
383	Marna silty clay loam, 0 to 2 percent slopes	59.48	52.34	69.0	0	77	2w
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	34.18	30.08	86.0	0	79	1
1138B	Clarion clay loam, 2 to 5 percent slopes	12.89	11.34	90.0	0	77	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.48	3.06	59.0	0	75	3w
385	Guckeen clay loam, 1 to 3 percent slopes	3.13	2.75	76.0	86	73	2w
62F	Belview loam, 16 to 30 percent slopes	0.46	0.4	17.0	0	49	6e
TOTALS		113.6 2(*)	100%	76.16	2.37	77.3	1.75



**See cover page of this flyer for drone photo of Tract 7**

# Tract 8:

## Aerial Map



## Solis Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	29.97	38.91	84.0	0	82	2w
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	11.35	14.73	56.0	0	75	3w
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.87	11.51	59.0	0	75	3w
55	Nicollet clay loam, 1 to 3 percent slopes	6.52	8.46	89.0	0	81	1
383	Marna silty clay loam, 0 to 2 percent slopes	6.07	7.88	69.0	0	77	2w
138B	Clarion loam, 2 to 6 percent slopes	3.71	4.82	89.0	0	83	2e
90	Okoboji mucky silt loam, 0 to 1 percent slopes	3.59	4.66	56.0	0	73	3w
508	Calcousta silty clay loam, 0 to 1 percent slopes	2.6	3.38	73.0	0	86	3w
506	Wacousta silty clay loam, 0 to 1 percent slopes	1.57	2.04	74.0	0	88	3w
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.51	1.96	83.0	0	69	3e
878B	Ocheyedan loam, 2 to 5 percent slopes	1.27	1.65	88.0	0	80	2e
TOTALS		77.03(*)	100%	74.64	-	79.28	2.3

# 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. The proposed Summit Pipeline Easement extends onto Tract 5. Any payments received from Summit to remain with the seller.

**Possession:** Possession will be granted at closing on April 22, 2024, or such other date agreed to by the parties. Subject to the current leases in place. These leases have been terminated giving full rental rights to each farm for the 2024 crop season. Tillage and fertilizer applications have been performed on some tracts. In addition to the selling price, the buyer(s) of each tract will pay an additional amount for these items at closing. The formal invoices for fertilizer are attached to the website and ISU Custom Survey Rates were used for tillable practices, but are outlined as follows:

**Tract 1:** No tillage or fertilizer was applied totaling \$0.

**Tract 2:** No tillage or fertilizer was applied totaling \$0.

**Tract 3:** \$3,321.80 for NH3 w/ application, \$2,249.91 for dry fertilizer & \$188.64 for tillage to end rows totaling \$5,760.35.

**Tract 4:** \$5,296.17 for NH3, \$1,139.54 for NH3 application & \$11,477.02 for dry fertilizer totaling \$17,912.73

**Tract 5:** Vertical tillage at \$22.05/ac totaling \$1,659.26.

**Tract 6:** \$5,124.00 for NH3, \$1,102.50 for NH3 application and \$3,937.90 for dry fertilizer totaling \$10,164.40

**Tract 7:** Vertical tillage at \$22.05/ac for \$2,499.37 & fall soil samples taken for \$1,380.32 totaling \$3,879.69. Soil sample results to be provided to buyer.

**Tract 8:** Ripping at \$22.95/ac totaling \$1,784.13.

**\*This makes for a turn-key deal for your 2024 spring season!\***

**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 Johnson 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 Johnson 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 22, 2024, 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 Johnson 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.

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 8 individual tracts via Buyers Choice. The winning bidder gets the option to purchase any/all tracts 1 - 8 at top bid. This method will continue until all farms are announced as sold. 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:** Gary Knopf Estate & Mary A. Knopf Trust

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, February 5, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, February 22, 2024**, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to: [www.fnccbid.com](http://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 on-line 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.