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L-2400151



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FOR MORE INFO!



ONLINE AUCTION

68± Acres, Dallas County, Iowa

Bidding starts | Monday, February 26, 2024, at 8:00 AM

Bidding closes | Wednesday, February 28, 2024, at 2:00 PM

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

Highlights:

- Full possession for 2024 crop year
- Adjoins Minburn city limits; access from pavement
- Over 99% cropland; 87.7 CSR2 rating
- Productive Canisteo-Clarion-Nicollet soils

For additional information, please contact:

Ben Price, Agent, AFM | (515) 205-3883

BPrice@FarmersNational.com

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Property Information

Directions to Property:

From Minburn, Iowa, Located on the Southeast corner of town, along the south side of 195th Street.

Legal Description:

Southwest Quarter, Lying Northeast of Railroad Tracks, and Except Railroad Tracks, All in Section 8, Township 80 North, Range 27 West of the 5th P.M. Subject to Pending Survey. Abstract to Govern Legal Description.

Property Description:

Outstanding land located in Dallas County, adjoining the Minburn City Limits. Investment quality land with over 99% cropland with 87.7 CSR2 rating. Excellent location with access along pavement. Consists of productive Canisteo-Clarion-Nicollet soils. Full possession for 2024 crop year.

Be sure to review the information available on our website including a flyover video, FSA documents, several maps including aerial, soils, topography, tax parcel, and plat.

Survey is scheduled to be completed before bidding opens, contact agent for progress.

Farm Data:

| | |
|----------|-------------|
| Cropland | 67.93 acres |
| Non-crop | 0.07 acres |
| Total | 68.00 acres |

FSA Information:

| | |
|---|-------------|
| | Yield |
| Corn | 140 bushels |
| Soybeans | 44 bushels |
| <i>Base acres subject to reconstitution</i> | |

Taxes (Estimated):

- \$2,108
- Subject to change after survey*

Property Location



Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-------|-----|-------|------|
| L507 | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes | 40 | 58.63 | 87.0 | 0 | 81 | 2w |
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 22.81 | 33.44 | 88.0 | 0 | 80 | 2e |
| L55 | Nicollet loam, 1 to 3 percent slopes | 5.42 | 7.94 | 91.0 | 0 | 85 | 1 |
| TOTALS | | 68.23(*) | 100% | 87.66 | - | 81.0 | 1.92 |



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing. Estimated amount of \$2,108 (subject to change after survey).

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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about Wednesday, April 3, 2024, or such other date agreed to by the parties.

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 Brown Fagen & Rouse 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 Brown Fagen & Rouse Trust Account 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about Wednesday, April 3, 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 Brown Fagen & Rouse.

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 will pay 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 starting Monday, February 26, 2024, at 8:00 AM until

Wednesday, February 28, 2024, at 2:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Helen G. Purviance

Online Bidding Procedure: This online auction begins on Monday, February 26, 2024, at 8:00 AM. Bidding closes on Wednesday, February 28, 2024, at 2:00 PM.

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.