

LAND AUCTION

LIVE with ONLINE PRE-BIDDING

154.28+/- Acres • Cass County, Iowa

Thursday, September 22, 2022 • 10:00 AM

Anita Community Center | 805 Main Street, Anita, Iowa

L-2200526

Highlights:

- Farm has a great location three miles south of Anita
- Highway 148 is one-half mile west of the property
- Productive farm with a CSR2 rating of 71.9
- Mainly Sharpsburg and Colo soils
- Transportation routes are excellent quality with a number of grain marketing options

ONLINE PRE-BIDDING

Starts Thursday, September 15, 2022, at 8:00 AM.

Pre-Bidding closes Thursday, September 22, 2022, at start of live event.

To Register and Bid on this Auction, go to: www.fnctbid.com



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For additional information, please contact:

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Property Information

Location:

The farm is located three miles south of Anita, Iowa, on Highway 148 and one-half mile east.

Legal Description:

The Southeast Quarter (SE1/4) Except Parcel "A" in Section 3-76N-34W, Cass County, Iowa.

Property Description:

Total taxable acres of 154.28 with 141.45 estimated tillable acres in a good state of fertility.

Farm Data:

Cropland	141.45 acres
Non-crop	14.46 acres
Total	155.91 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	110.8 acres	142 bushels
Soybeans	106.46 acres	45 bushels

Acres need to be shared with other tracts.
This farm has full base acres.

2020 Taxes: March 2022/September 2021

SWSE	\$882.00
NESE	\$1,168.00
SESE	\$1,092.00
NWSE	\$1,194.00
Total	\$4,336.00

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
113B	Colo, overwash-Ely complex, 2 to 5 percent slopes	57.18	37.09	69.0	0	81	2w
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	48.73	31.61	83.0	0	82	3e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	20.59	13.36	91.0	0	93	2e
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	6.12	3.97	96.0	0	89	1
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	5.36	3.48	27.0	0	65	4e
Y222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	4.51	2.93	38.0	0	56	4w
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	4.22	2.74	16.0	0	62	4e
Y192C2	Adair clay loam, dissected till plain, 5 to 9 percent slopes, eroded	4.06	2.63	33.0	0	64	3e
Y222D2	Clarinda silty clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.39	2.2	17.0	0	53	4e
TOTALS		154.16(*)	100%	71.53	-	80.37	2.53



AUCTION TERMS

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

Taxes: Real estate taxes for 2022 payable 50% 9/1/2023 and 50% 3/1/2024 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 24, 2022 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 Billings & Mensen, Red Oak, Iowa.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Billings & Mensen 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 equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 24, 2022 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 Billings & Mensen.

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 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. No absentee or telephone bids will be accepted without

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: Estate of Norma M. Turner

Auctioneer: Jim Eberle

Online and Pre-Bidding Procedure: The online bidding begins on **Thursday, September 15, 2022, at 8:00 AM. Pre-Bidding closes Thursday, September 22, 2022, at the start of the live auction.**

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tract will be visible on-line, 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.