

LAND AUCTION

80+/- Acres, Grundy County, Iowa

Thursday, February 25, 2021 • 10:00 AM

at the Wellsburg Community Center • 503 North Adams Street • Wellsburg, Iowa

Highlights:

- Very productive nice laying farm in an excellent row crop area
- High percentage tillable acres
- Excellent wind turbine income through 2044



Important Statement: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website for any changes.

Property Location: From Wellsburg, Iowa, take County Road 214 south three miles to 220th Street. Take 220th Street west two miles to D Avenue at the southwest corner of the farm. The farm lies to the north of 220th Street and east of D Avenue.

Legal Description: S1/2 of the SW1/4 section 33, T88N R18W, Shiloh Township



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Jon Peterson, Agent
Lorimor, Iowa

Office: (515) 221-9950

Cell: (515) 360-1567

JPeterson@FarmersNational.com

www.FarmersNational.com/JonPeterson



Property Description: Excellent grain farm in western Grundy County, three miles south of Wellsburg. Farm has a wind turbine lease with Mid American through 2044. Cash rent lease in place for 2021 crop year. Buyer will be credited \$41,237 at closing for the 2021 cash rent and 2021 wind turbine lease payment. An opportunity to purchase a high percent tillable farm with great income.

FSA Information:

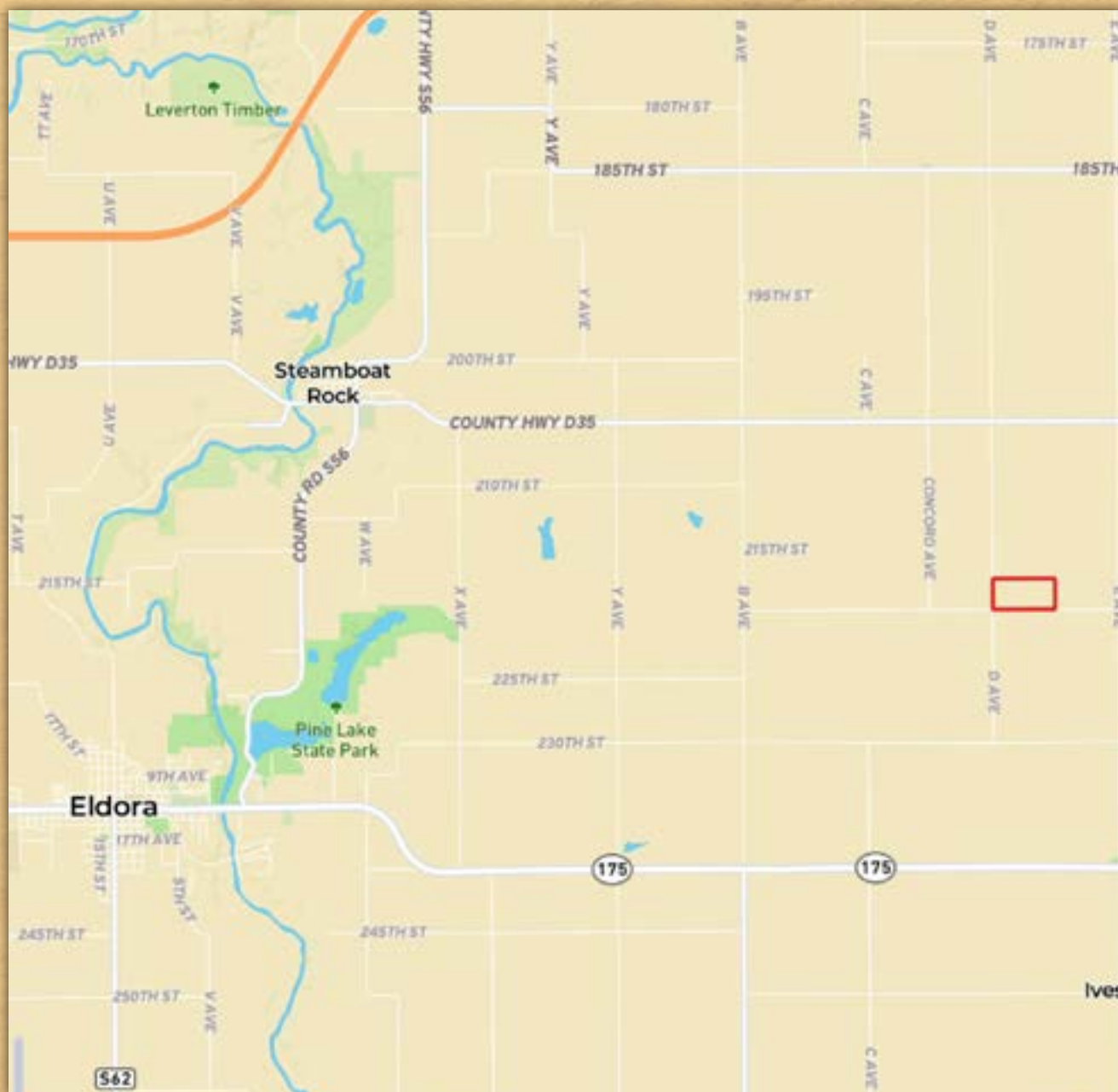
	<u>Base</u>	<u>Yield</u>
Corn	31.39 acres	195 bushels
Soybeans	33.74 acres	51 bushels

Taxes: \$1,842

Farm Data:

Cropland	75.3 acres
Non-crop	<u>4.7 acres</u>
Total	80.0 acres

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	13.5	17.6	85	2w
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.1	0.15	95	2e
118	Garwin silty clay loam, 0 to 2 percent slopes	0.5	0.71	90	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.6	2.09	100	1
174B	Bolan loam, 2 to 5 percent slopes	60.8	79.46	64	2s
TOTALS		76.5	100%	68.68	1.98



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, 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 March 24, 2021, 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 auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the closing company 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 by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 24, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered as 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: Mark Bakker, Dwight Bakker, Randall Bakker, Jon Bakker

Auctioneer: Joel Ambrose



**Farmers
National
Company™**