

# ONLINE VIRTUAL AUCTION

**320+/- Acres, Kossuth County, Iowa**  
**Tuesday, March 2 • 10:00 AM (Live Event)**

## Highlights:

- Offered as two individual tracts or total unit (Buyer's Choice Method)
- Outstanding soil quality
- Open tenancy for the 2021 crop year

## ONLINE BIDDING ONLY

**Bidding starts Saturday, January 30, 2021 at 8:00 AM**  
**Bidding closes March 2, 2021 at the conclusion of live event**

**To Register and Bid on this Auction, go to:**  
**[www.FNCBid.com](http://www.FNCBid.com)**



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**For additional information, please contact:**

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# Property Information

## Property Location:

- **Tract 1:** From Wesley, Iowa, travel one mile south on County Road R14 (240th Avenue). Farm is located on the east side of the road.
- **Tract 2:** From Wesley, Iowa, travel one mile south on County Road R14 (240th Avenue) and a half mile east on B40 (210th Street). Farm is located on the north side of the road.

## Legal Descriptions:

- **Tract 1:** The Southwest Quarter (SW 1/4) of Section One (1), Township Ninety-five (95) North, Range Twenty-seven (27) West of the 5th P.M. Kossuth County, Iowa
- **Tract 2:** The Southeast Quarter (SE 1/4) of Section One (1), Township Ninety-five (95) North, Range Twenty-seven (27) West of the 5th P.M. Kossuth County, Iowa

**Property Description:** Farmers National Company is proud to offer 320± acres of prime Kossuth County farmland in two individual 160± acre tracts (Buyer's Choice Method). Each tract offers outstanding soil quality, and the successful buyer(s) has the ability to farm the land in 2021. The property has also entered into a profitable wind energy easement with Alliant Energy. With the lack of land on the market, historically low interest rates, strong commodity prices and an optimistic outlook in agriculture, now is the time to take advantage of this long term investment. Please visit our website for further details!

## Buildings (Tract 1):

- 28' x 18' Grain Bin, 9,700 bushel storage
- 36' x 76' Machine Shed
- 46' x 64' Barn with lean-to
- 16' x 28' Corn Crib

## Farm Data (estimated):

• Tract 1	
Cropland	153.86 acres
Buildings	3.00 acres
Non-crop	<u>3.14 acres</u>
Total	160.00 acres

• Tract 2	
Cropland	146.05 acres
Non-crop	4.39 acres
Terraces	<u>9.56 acres*</u>
Total	160.00 acres

\* Per the Kossuth County NRCS Office the terraces have met their eligibility lifespan and can be placed into tillable acres.

## FSA Information (combined):

	<u>Base</u>	<u>Yield</u>
Corn	183.7 acres	159 bushels
Soybeans	125.7 acres	50 bushels

## 2019/2020 Taxes:

- Tract 1: \$3,704 or \$23.15 per acre
- Tract 2: \$3,684 or \$23.03 per acre

**Tract 1 Building Site**



**Tract 2**

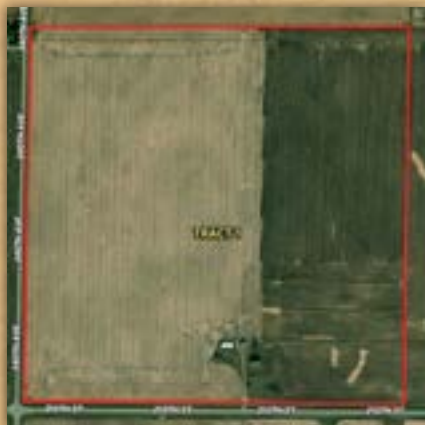


**Property Location Map**





**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



**Tract 1 North View**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
138B	Clarion loam, 2 to 6 percent slopes	17.9	11.4	89	2e
55	Nicollet clay loam, 1 to 3 percent slopes	57.1	36.45	89	1
507	Canisteo clay loam, 0 to 2 percent slopes	52.4	33.4	84	2w
107	Webster clay loam, 0 to 2 percent slopes	15.8	10.1	86	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.0	1.92	59	3w
95	Harps clay loam, 0 to 2 percent slopes	0.2	0.16	72	2w
655	Crippin loam, 1 to 3 percent slopes	1.5	0.94	91	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.8	5.64	83	3e
TOTALS		156.8	100%	86.1	1.7

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



**Tract 2 North View**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
138B	Clarion loam, 2 to 6 percent slopes	46.4	29.91	89	2e
55	Nicollet clay loam, 1 to 3 percent slopes	46.5	29.96	89	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	21.5	13.87	83	3e
507	Canisteo clay loam, 0 to 2 percent slopes	14.6	9.41	84	2w
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3.0	1.91	64	3e
107	Webster clay loam, 0 to 2 percent slopes	22.0	14.19	86	2w
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.2	0.75	41	4e
TOTALS		155.1	100%	86.44	1.87



# Auction Terms

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

**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 April 15, 2021 or such other date agreed to by the parties.

**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 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 Farmers National 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 equally paid by both. Sale is not contingent upon Buyer financing.

**Closing:** The sale closing is on April 15, 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.

**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 as two individual tracts or as a total unit. 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. 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.

**Sellers:** Dixie L. Graczyk Revocable Trust dated 12/13/2017; and Beverly A. Price Revocable Trust dated 11/05/13

**Auctioneer:** David Whitaker

## Online Virtual Bidding Procedure:

The online bidding begins on  
**Saturday, January 30, 2021 at 8:00 AM.**  
Bidding will be online only with the live virtual auction on Tuesday, March 2, 2021.  
Bidding will conclude at the end of the live auction.

To register and bid on this auction go to:  
[www.FNCBids.com](http://www.FNCBids.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.

