

FOR SALE BY BIDS

236.35± Acres, Jasper County, Iowa

BID DEADLINE: Friday, February 26, 2021 by 4:00 PM

Contact Agents for Details!

L-2100183

Highlights:

- Combination cropland and pasture land farm just south of I-80 Exit 179
- Cash Rent Credit of \$30,322 at closing on the cropland acres! Cropland CSR2 of 62.7
- Open tenancy on pasture land at closing! Potential building site and recreational possibilities.

For additional information, please contact:

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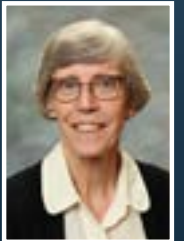


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Property Information

Property Location: From I-80 Exit 179, go one mile south on County Road T-38 to South 20th Avenue East, then a quarter mile east on South 20th Avenue East to the farm.

Legal Description: The SW 1/4 of Sec. 1 EXCEPT Parcel "A" of part of NW1/4 SW 1/4 of Sec. 1; Lots 1 & 2 of Subdivision of NW 1/4 NW 1/4 of Sec. 12; and NE 1/4 NW 1/4 of Sec. 12 EXCEPT Irregular tract in the Southeast corner thereof; All in Township 79 North, Range 17 West of the 5th P.M. Jasper County, Iowa. Parcel number's 1501300002, 1501300003, 1501300004, 1501300006, 1511200004, 1512100001, 1512100003

Property Description: Cropland CSR2 of 62.7 on 121.29 acres. Subject to 2021 Cash Rent Tenancy. Buyer to receive 100% of the cropland cash rent of \$30,322 at Closing. Pasture land of 115.8 acres with open tenancy at closing on April 5, 2021! Subject to well and driveway easement to Parcel "A" known as: 14800 So. 20th Avenue East, Grinnell, Iowa. Potential building site and potential pasture land improvements. Highway T-38 access at southwest corner of Property!

Farm Data:

Cropland	121.29 acres
Pasture	115.18 acres
Other	<u>3.22 acres</u>
Total	239.69 acres

FSA Information:

• Tract 1	Base	Yield
Corn	59.9 acres	147 bushels
Soybeans	59.8 acres	45 bushels

Taxes: \$5,486



Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
428B	Ely silty clay loam, 2 to 5 percent slopes	5.0	2.1	88	2e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.2	1.77	77	2w
54	Zook silty clay loam, 0 to 2 percent slopes	17.7	7.4	63	2w
5B	Ackmore-Colo complex, 2 to 5 percent slopes	17.6	7.34	79	2w
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	14.2	5.95	16	7e
W	Water	0.6	0.25	-	-
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	20.6	8.6	82	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	84.8	35.48	32	6e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	38.8	16.24	57	4e
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.6	0.26	37	4e
120B	Tama silty clay loam, 2 to 5 percent slopes	0.9	0.38	95	2e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	34.0	14.22	90	2e
TOTALS		239.1	100%	55.54	4.13



For Sale by Bid 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 including the farmstead is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Auction Company.

Possession: Possession will be granted at closing April 5, 2021, or such other date agreed to by the parties. Subject to current lease. Open tenancy for pasture land only.

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 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 paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be April 5, 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.

For Sale by Bids: Written bids will be accepted at the office of **Farmers National Company, 13445 South 68th Avenue West, Mitchellville, Iowa 50169 until 4:00 PM, Friday, February 26, 2021.** Bids should be for the total dollar amount and not

per acre. Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held at Sully Community Building, 318 6th Avenue, Sully, Iowa on Thursday, March 4, 2021, at 10:00 AM.

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 the Auction 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 the Auction Company will take precedence over any previous printed materials or oral statements. The Auction 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(s): John C. Kramer and Jennifer Kramer



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