

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

194.68+/- Acres • Boone County, Iowa

Monday, March 22, 2021 • 10:00 AM

at the Leonard Good Community Center | 114 SW 8th Street, Boone, Iowa

Highlights:

- 194.02 acres of cropland, 99.7% of taxable acres are tillable
- CSR2 of 87.4, well above Boone County weighted mean CSR2 of 75.5
- Buyer receives entire 2021 cash rent as a credit at closing

ONLINE SIMULCAST BIDDING

Starts Monday, February 22, 2021 at 8:00 AM

Closes Monday, March 22, 2021 at the close of the live event

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



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www.FarmersNational.com



For additional information, please contact:

Ben Watson, AFM, Agent

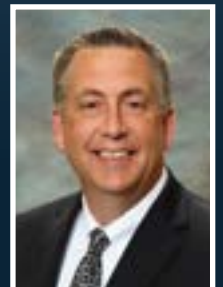
State Center, Iowa

Office: (641) 483-4249

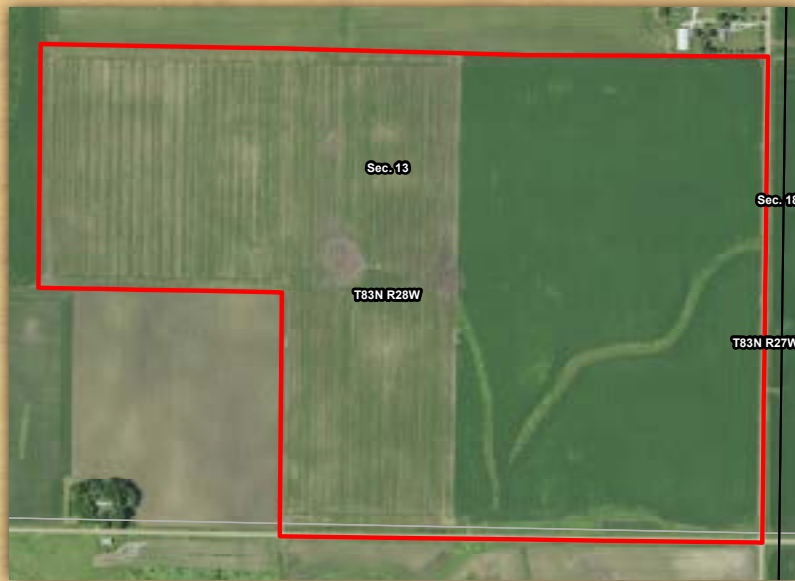
Cell: (515) 971-7951

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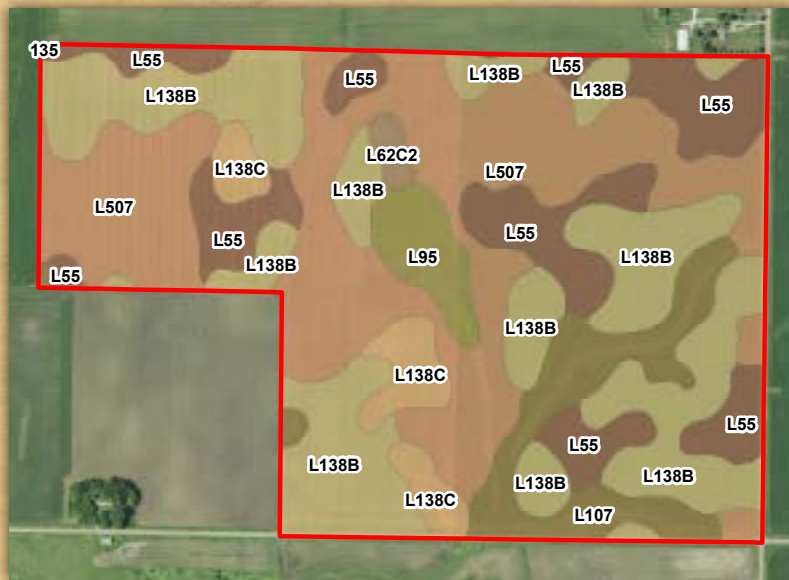
www.FarmersNational.com/BenWatson



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR		
		LCC	CSR2	ACRES
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	llw	87	67.7
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	lle	88	64.8
L55	Nicollet loam, 1 to 3 percent slopes	le	91	32.5
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	llw	88	17.2
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	llle	84	9.4
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	llw	75	6.4
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	llle	64	1.6
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	llw	76	0.0
TOTAL			87.4	199.5

AUCTION 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 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 27, 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 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 Brekken, Wynia, & Hyland P.C. 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 Brekken, Wynia, & Hyland P.C. 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 27, 2021, 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 Brekken, Wynia, & Hyland P.C.

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. Both will pay one-half of the survey costs. 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 tracts. 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 the 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): Rebecca Treloar-Ball fka Rebecca Ann Witters and Jeffrey Treloar

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure:

The online bidding begins on
Monday, February 22, 2021, at 8:00 AM. Bidding closes Monday, March 22, 2021 at the end of the live auction.

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