

# ONLINE AUCTION

199.96+/- Acres • Fayette County, Iowa

## Highlights:

- Top notch farm with good access driveways
- 83.91 CSR2
- Suitable for large equipment

L-2100517

Online bidding starts Friday, August 27, 2021 • 8:00 AM  
Bidding closes Tuesday, August 31, 2021 • 10:00 AM

To register and bid on this auction, go to:

[www.FNCBid.com](http://www.FNCBid.com)



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## Property Information

**Property Location:** From Maynard go two and a half miles north to 130th Street, then turn left and go west one and a half miles. The property will be on the south side of the road.

**Legal Description:** The Northwest Fractional Quarter and the West 17.5 rods of the North-east Fractional Quarter of Section 4, Township 92 North, Range 9 West of the 5th P.M., Fayette County, Iowa

**Property Description:** This farm lays well with established waterways, mostly tillable. Please drive by to see for yourself!

**Improvements:** 40' x 80' steel utility building built in 1974

### Farm Data:

Cropland	193.65 acres
Non-crop	<u>6.31 acres</u>
Total	199.96 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	143.47 acres	151 bushels
Soybeans	47.83 acres	52 bushels

**2019 Taxes:** \$7,444

### Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CAP
391B	Clyde-Floyd complex, 1 to 4 percent slopes	59.2	30.93	87	2w
221	Palms muck, 1 to 4 percent slopes	2.5	1.29	44	3w
177C	Saude loam, 5 to 9 percent slopes	8.1	4.24	50	3e
84	Clyde clay loam, 0 to 3 percent slopes	28.2	14.73	88	2w
198B	Floyd loam, 1 to 4 percent slopes	12.6	6.58	89	2w
284C	Flagler sandy loam, 5 to 9 percent slopes	3.1	1.61	44	3e
83B	Kenyon loam, 2 to 5 percent slopes	34.4	17.94	90	2e
83C	Kenyon loam, 5 to 9 percent slopes	26.0	13.56	85	3e
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.9	1.5	73	2e
783C	Cresco loam, 5 to 9 percent slopes	14.6	7.6	79	3e
TOTALS		191.5	100%	83.91	2.28



# Online 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 October 12, 2021 or such other date agreed to by the parties. Subject to current lease .

**Earnest Payment:** A 15% 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 Saur & Saur Law Firm.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Saur & Saur Law Firm, 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 financing.

**Closing:** The sale closing is on October 12, 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 Saur & Saur Law Firm.

**Sale Method:** The real estate will be offered as one tract. All bids are open for advancement **starting Friday, August 27, 2021, at 8:00 AM until Tuesday, August 31, 2021, at 10:00 AM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within two minutes of the auction ending will automatically extend the auction for two minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the two minute time frame. All decisions of Farmers National Company 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:** Mary Jean Glass Revocable Living Trust

## Online Bidding Procedure:

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Friday, August 27, 2021 at 8:00 AM,  
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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.