

# ONLINE AUCTION

## 160+/- Acres, Emmet County, Iowa

### Highlights:

- Farm pattern tiled in 2018!
- Available for 2022 crop year
- Fall tillage completed
- Strong corn base

A-21092

Online bidding starts Monday, January 17, 2022 at Noon. Bidding closes Wednesday, January 19, 2022 at 12:00 PM Noon.

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



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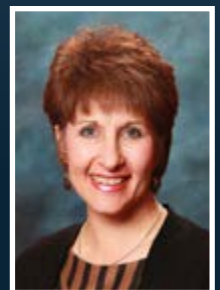
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# Property Information

**Property Location:** Go seven miles west of Armstrong, Iowa, on County Road #9, take a right to go north on 490th Avenue for one mile, turn right and go a half mile east on 160th Street. Parcel is on the north side of the road.

**Legal Description:** SE 1/4 of Section 3, T99 R32 Emmet County, Iowa

**Property Description:** Productive farmland located between Estherville and Armstrong, Iowa. Soil consisting of various types of loam. Farm was pattern tiled in 2018 along with the installation of a 12" tile main! The farm has a very strong corn base and is available for the 2022 crop year. It is located near major grain facilities. There are 145.86 tillable acres and 10.08 CRP acres.

## Farm Data:

|          |                   |
|----------|-------------------|
| Cropland | 145.86 acres      |
| CRP      | 10.08 acres       |
| Other    | <u>4.06 acres</u> |
| Total    | 160.00 acres      |

## FSA Information:

| <u>Crop</u> | <u>Base</u> | <u>Yield ARC-CO</u> |
|-------------|-------------|---------------------|
| Corn        | 135.1 acres | 162 bushels         |
| Soybeans    | 6.7 acres   | 46 bushels          |

**CRP:** 10.08 under contract until September 30, 2026. Annual payment of \$2,431.

**2021 Taxes:** \$3,372

## Property Location Map



## Aerial Map



## Soil Map



| Map Symbol | Name  | Non-IRR LCC | CSR2 Acres |
|------------|---|-------------|------------|
| 221        | Klossner muck, 0 to 1 percent slopes                    | IIIw        | 32 33.6    |
| 508        | Calcousta mucky silt loam, 0 to 1 percent slopes        | IIIw        | 74 31.8    |
| 95         | Harps clay loam, 0 to 2 percent slopes                  | IIw         | 72 30.2    |
| 655        | Crippin loam, 1 to 3 percent slopes                     | Ie          | 91 13.6    |
| 6          | Okoboji silty clay loam, 0 to 1 percent slopes          | IIIw        | 59 10.7    |
| 55         | Nicollet clay loam, 1 to 3 percent slopes               | Iw          | 89 10.6    |
| 138B       | Clarion loam, 2 to 6 percent slopes                     | Ile         | 89 8.2     |
| 507        | Canisteo clay loam, 0 to 2 percent slopes               | IIw         | 84 6.9     |
| 90         | Okoboji mucky silt loam, 0 to 1 percent slopes          | IIIw        | 55 3.6     |
| 138C2      | Clarion loam, 6 to 10 percent slopes, moderately eroded | IIIe        | 83 3.2     |
| 879        | Fostoria loam, 0 to 2 percent slopes                    | Iw          | 95 2.4     |
| 638B       | Clarion-Swanlake complex, 2 to 6 percent slopes         | Ile         | 85 1.1     |
| TOTAL      |   |             | 67.4 155.9 |



# Online 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, and restrictions of record. 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 9, 2022 or such other date agreed to by the parties.

**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 the closing agent.

**Contract and Title:** Upon ending of auction, the high bidder(s) will enter into a real estate contract and deposit with the closing agent, 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 parties. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on March 9, 2022, 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 the closing agent.

**Sale Method:** Offered in one individual tract. All bids are open for advancement **starting Monday, January 17, 2022, at Noon until Wednesday, January 19, 2022, at Noon**, 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 five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five 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 make 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". 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):** JRH Property LLC

**Auctioneer:** Marshall Hansen, License Number 67-99

## Online Bidding Procedure:

**This online auction begins on  
Monday, January 17, 2022, at Noon. Bidding closes  
Wednesday, January 19, 2022 Noon.  
To register and bid on this auction go to:  
[www.FNCBid.com](http://www.FNCBid.com)**

All bids on the tracts 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.



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