

SIMULCAST AUCTION

221.87± Acres, Jasper County, Iowa

Tuesday, March 8, 2022 • 10:00 AM

American Legion | 105 East Marion Street, Monroe, Iowa

Highlights:

- Quality Cropland Southeast of Prairie City with CSR2 of 71
- 100% of the 2022 Cash Rent to the Buyer
- Otley Soils, terraces, grassed waterways

L-2200160

ONLINE BIDDING AVAILABLE!

Starting Monday, March 7, 2022, at 8:00 AM, with bidding concluding at the end of the live event.

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



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For additional information, please contact:

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Property Information

Property Location: One and a half miles south of Prairie City on County S6G to South 96th Avenue West, then one mile east to West 93rd Street South, then south one mile to South 104th Avenue West, then east a quarter mile. The tract lies on the south side of the gravel road.

Legal Description: The Frl NW 1/4 of Section 19, EXCEPT Parcel A and EXCEPT Parcel B; W 1/2 of NE 1/4 EXCEPT North 369 feet of East 1002 feet of of W 1/2 NE 1/4 of Section 19, NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4 of Section 19; EXCEPT Parcel C as Beacon Parcel #1719100012 of Section 19; All In Township 78 North, Range 20 West of the 5th P.M., Jasper County, Iowa.

Property Description: Level to rolling topography with excellent grassed waterways, terraces, and tile. CSR2 of 71 including Otley and Mahaska soil types. Very well maintained with conservation practices in place. Subject to current 2022 Cash rent lease with 100% payable to the Buyer.

Improvements: Terraces, tile, grassed waterways, three acres of established evergreen trees for wildlife habitat.

Farm Data:

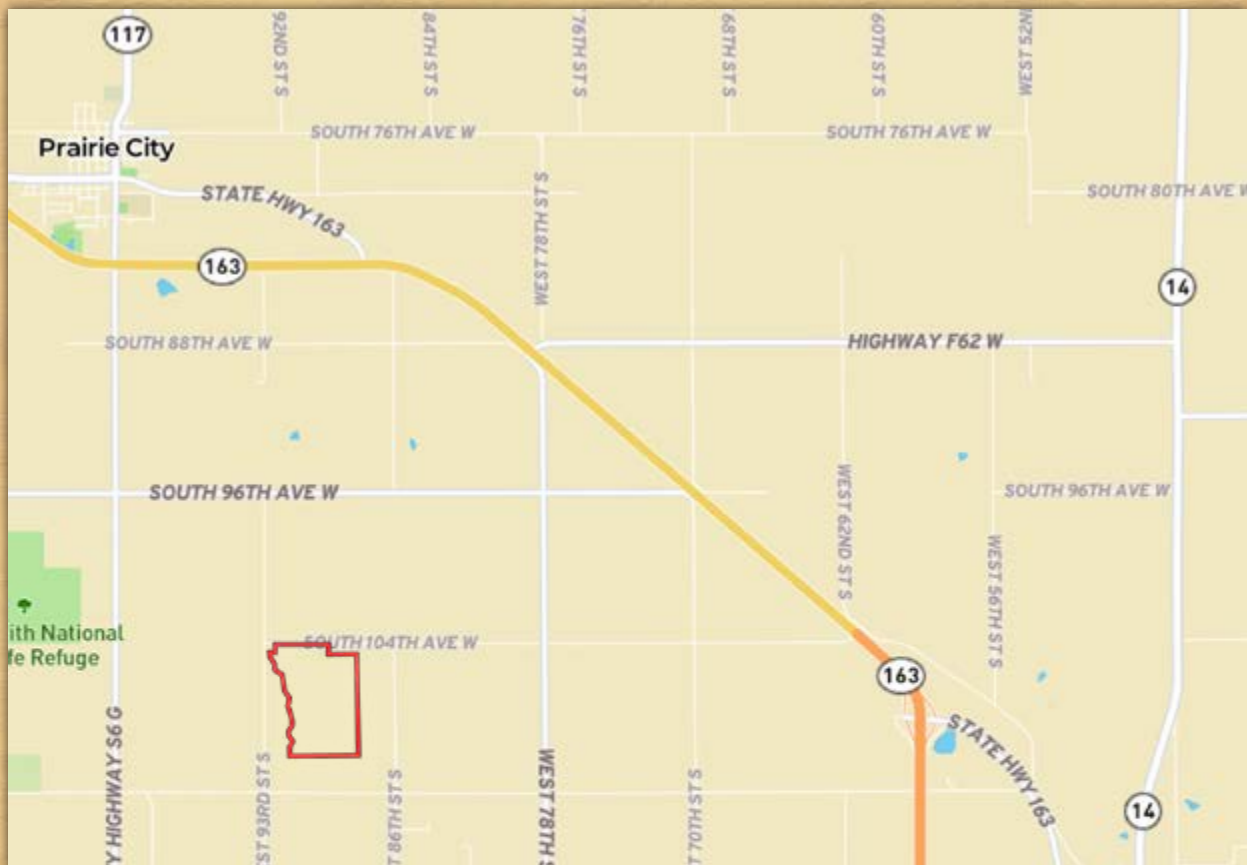
Cropland	215.92 acres
Non-crop	2.91 acres
Timber	<u>3.04 acres</u>
Total	221.87 acres

FSA Information: Subject to FSA split

	<u>Base</u>	<u>Yield PLC</u>
Corn	112.95 acres	139 bushels
Soybeans	100.40 acres	42 bushels

Taxes: \$7,958

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	71.73	33.29	82.0	0	83	3e
281B	Otley silty clay loam, 2 to 5 percent slopes	45.81	21.26	91.0	0	89	2e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	24.46	11.35	77.0	0	88	2w
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	20.32	9.43	35.0	0	74	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.51	5.81	12.0	0	58	4e
570D2	Nira silty clay loam, 9 to 14 percent slopes, moderately eroded	10.86	5.04	45.0	0	87	3e
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.09	4.68	78.0	81	78	2w
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	7.52	3.49	52.0	0	81	3e
280	Mahaska silty clay loam, 0 to 2 percent slopes	5.93	2.75	94.0	0	87	1
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	5.19	2.41	49.0	0	84	3e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.75	0.35	42.0	0	79	4e
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.3	0.14	75.0	0	88	3e
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.01	0.0	12.0	0	62	4e
TOTALS		215.49(*)	100%	71.13	3.79	82.56	2.63

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



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 Auction Company.

Possession: Possession will be granted at closing April 22, 2022, or such other date agreed to by the parties. Subject to current lease. Buyer to receive 100% of the 2022 Cash Rent. Contact Agent for details.

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.

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 27, 2022, 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.

Auction Sales: The real estate will be offered 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. The real estate will sell in the manner resulting in the highest total price. 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 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): Jo Ellen Adams Estate

Auctioneer: Jim Eberle

Note: Sale is subject to Court Approval.

Online Simulcast Bidding Procedure:

Online bidding starts **Monday, March 7, 2022, at 8:00 AM**, with bidding concluding 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.