

# SIMULCAST AUCTION

**80± Acres, Palo Alto County, Iowa**

**Friday, September 16, 2022 • 10:00 AM**

**Mallard Community Center | 605 Inman Street, Mallard, Iowa**

## Highlights:

- Highly productive farmland
- 85.4 CSR2
- One of the best in a strong farming community!



L-2200523

## ONLINE BIDDING AVAILABLE!

**Starts Monday, September 12, 2022, at 10:00 AM**

**Closes Friday, September 16, 2022, at close of live event**

**To Register and Bid on this Auction, go to:**

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

**Property Location:** Five miles west of Mallard, Iowa, on County Road B63. Then, head one mile south on 410th Avenue and one quarter mile east on 500th Street.

**Legal Description:** The east half of the NW 1/4 of Section 32, Township 94, Range 33W in Palo Alto County, Iowa

**Property Description:** Very productive farm with an 85.4 CSR2 rating!

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	39.15 acres	164 bushels
Soybeans	39.15 acres	49 bushels

## Farm Data:

Cropland	78.50 acres
Roads	1.50 acres
Total	80.00 acres

**Taxes:** \$2,490 Total

**\$1,230**

**\$1,260**

**For additional information, please contact:**



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## Soil Map



## Aerial Map



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Soil Drainage	Non-IP Class %	CSR2**	CSR	% NCCFI Soybeans	
507	Genesee clay loam, 0 to 2 percent slopes	35.92	45.8%		Poorly drained	IIIa	84	74	81	
138B	Clarion loam, 2 to 6 percent slopes	24.46	31.2%		Moderately well drained	IIIa	89	76	84	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.91	11.4%		Well drained	IIIa	83	58	73	
55	Nicollet clay loam, 1 to 3 percent slopes	8.18	10.4%		Somewhat poorly drained	IIIa	89	84	82	
62D	Stander loam, 10 to 18 percent slopes, moderately eroded	1.00	1.3%		Well drained	IVa	41	39	66	
Weighted Average							2.03	85.4	73.4	% 89.9

## Simulcast 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 November 1, 2022, or such other date agreed to by the parties. Subject to the current lease.

**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 Mike Gabor, Buchanan, Bibler, Gabor and Meis Law Firm.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Buchanan, Bibler, Gabor and Meis Law Firm the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on November 1, 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 Buchanan, Bibler, Gabor and Meis Law Firm.

**Sale Method:** The real estate will be offered in one individual tract. 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 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):** Wanda K. Wolpert

**Auctioneer:** Joel Ambrose, Marshall Hansen

### Online Bidding Procedure

Online bidding begins Monday, September 12, 2022, at 10:00 AM.

Bidding ends on Friday, September 16, 2022, at the close of the live auction.

To register and bid on this auction go to:  
[www.FNCBid.com](http://www.FNCBid.com)

All bids on the tract will be visible online, 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.