

SIMULCAST AUCTION

418.86± Acres Offered in Three Separate Tracts
Fremont County, Iowa

Thursday, September 15, 2022 • 10:00 AM
Elks Lodge | 701 South Fremont Street, Shenandoah, Iowa

Highlights:

- Excellent grain farms with above county average CSR2
- Offered in three separate tracts, will not be combined
- Lease open for 2023 crop year



L-2200504

ONLINE SIMULCAST BIDDING

Starts Tuesday, September 13, 2022, at 8:00 AM.

Closes Thursday, September 15, 2022, at close of 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: From Shenandoah, Iowa, take Highway 59 north five miles to 150th Street. Take 150th west two miles to 400th Avenue to the northeast corner of Tract 3. Tract 3 lies to the south of 150th and to the west of 400th Avenue. Tract 1 lies to the west of 400th Avenue one half mile north of the intersection of 150th and 400th Avenue. Tract 2 lies to the north of 150th Avenue one half mile west of the intersection of 150th and 400th Avenue.

Legal Description:

Tract 1: SE1/4 of the NE1/4 section 27 T70N R40 W.

Tract 2: W1/2 of the SE1/4 and the S1/2 of the SW1/4 and the NW1/4 of the SW1/4 and the W1/2 of the NE1/4 of the SW1/4 section 27 T70N R40W.

Tract 3: NE1/4 and the NE1/2 of the NW1/4 of the SE1/4 section 34 T70N R40W. Exact legals per abstracts.

Property Description: Good producing grain farms located in excellent row crop area. Tract 1 has a CSR2 of 73.9, Tract 2 75.5, and Tract 3 76.2. Farms show very good care of cropland with considerable conservation work completed. Tract 1 is very high percent tillable with only the road R.O.W as waste ground. Tract 2 has three older grain bins with 19,000 Bu. storage capacity. Tract 3 has fourteen acres of pasture/hay ground in middle of farm. 78% of the crop ground on these farms is classified NHEL by the NRCS.

Taxes: \$11,560 Total

Tract 1: \$554

Tract 2: \$6,122

Tract 3: \$4,884

Farm Data:

Tract 1:

Cropland	38.00 acres
Other	<u>0.90 acres</u>
Total	38.90 acres

Tract 2:

Cropland	185.45 acres
Timber	22.42 acres
Non-crop	<u>1.54 acres</u>
Total	209.41 acres

Tract 3:

Cropland	136.79 acres
Pasture	14.00 acres
Timber	15.31 acres
Other	<u>5.16 acres</u>
Total	171.26 acres

FSA Information (Tract 1):

	<u>Base</u>	<u>Yield</u>
Corn	19.00 acres	115.00 bushels
Soybeans	19.00 acres	50.00 bushels

FSA Information (Tract 2):

	<u>Base</u>	<u>Yield</u>
Corn	38.00 acres	147.00 bushels
Soybeans	142.00 acres	44.00 bushels

FSA Information (Tract 3):

	<u>Base</u>	<u>Yield</u>
Wheat	1.90 acres	38.00 bushels
Corn	133.2 acres	147.00 bushels
Soybeans	1.20 acres	44.00 bushels

Property Location Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
134	Zook silty clay	16.12	41.41	65.0	0	56	3w
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	6.38	16.39	82.0	0	96	2w
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.7	12.07	67.0	0	64	2w
821	Dockery silty clay loam	4.61	11.84	87.0	0	85	2w
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.7	9.5	69.0	0	63	2w
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.22	8.27	92.0	0	96	2e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	0.14	0.36	80.0	0	86	2w
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.07	0.18	78.0	81	81	2w
TOTALS		38.93(*)	100%	73.34	0.15	71.1	2.41

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	43.7	23.6	78.0	0	86	2w
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	39.16	21.15	92.0	0	96	2e
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	35.18	19.0	67.0	0	64	2w
134	Zook silty clay	27.67	14.94	65.0	0	56	3w
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	19.95	10.77	61.0	0	87	3e
9C	Marshall silty clay loam, 5 to 9 percent slopes	5.94	3.21	89.0	0	96	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.64	1.97	87.0	0	92	3e
60C2	Malvern silty clay loam, 5 to 9 percent slopes, moderately eroded	2.75	1.49	28.0	0	92	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.34	1.26	95.0	0	89	2e
821	Dockery silty clay loam	1.7	0.92	87.0	0	85	2w
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	1.44	0.78	92.0	0	92	2e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	0.96	0.52	80.0	0	86	2w
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	0.76	0.41	5.0	0	88	4e
TOTALS		185.18(*)	100%	75.01	-	80.18	2.33

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	48.8	35.86	78.0	81	81	2w
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	14.91	10.96	92.0	0	96	2e
9D	Marshall silty clay loam, 9 to 14 percent slopes	12.19	8.96	64.0	0	92	3e
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	12.17	8.94	78.0	0	86	2w
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	12.1	8.89	95.0	0	99	1
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.52	6.26	67.0	0	64	2w
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	8.38	6.16	52.0	0	76	3e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	5.15	3.78	87.0	0	92	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	4.16	3.06	95.0	0	89	2e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	3.29	2.42	14.0	0	64	4e
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	2.45	1.8	61.0	0	87	3e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	2.22	1.63	80.0	0	86	2w
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	1.14	0.84	38.0	0	72	4e
821	Dockery silty clay loam	0.6	0.44	87.0	0	85	2w
TOTALS		136.07(*)	100%	76.25	29.05	84.69	2.18

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 October 18, 2022, or such other date agreed to by the parties. Subject to the current lease in place.

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 Farmers National Company 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 the Farmers National Company 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 October 18, 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.

Sale Method: The real estate will be offered in three individual 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 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): Copple Farms LLC

Auctioneer: Joel Ambrose, Marshall Hansen

Online Bidding Procedure

Online bidding begins Tuesday, September 13, 2022,
at 8:00 AM.

Bidding ends on Thursday, September 15, 2022,
at the close of the live auction.

To register and bid on this auction go to:
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.

