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A-06981

A-13309

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

329± Gross Acres, Poweshiek County, Iowa

Thursday, September 25, 2025 | 10:00 AM

Michael J. Manatt Community Center | 105 Jackson Street, Brooklyn, Iowa 52211

Highlights:

- A-06981 features CSR2 of 86.1 for entire tract, greater than weighted mean CSR2 of cropland across Poweshiek County of 67.9
- A-13309-1 features CSR2 of 57.46 for entire tract, strong crop yields
- A-13309-2 features CSR2 of 83.5 for entire tract, greater than weighted mean CSR2 of cropland across Poweshiek County of 67.9



For additional information, please contact:

Ben Watson, AFM, Agent | (641) 483-4249 or (515) 971-7951

BWatson@FarmersNational.com

Bidding starts | Monday, September 22, 2025, at 8:00 AM
Bidding closes | Thursday, September 25, 2025, at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

To A-06981: From exit #197 of I-80, travel north on County Road V-18 one mile to 410th Avenue, then west one mile to a curve which heads a person southbound, travel one half mile south and reach entrance to the southeast of the subject property part way into curve. Or, from the south edge of Brooklyn, travel south one and one quarter miles to 410th Street, then adhere to applicable directions, above and watch for signs.

To A-13309: From intersection of County Highway V18 with US Highway 6 north of Brooklyn, travel west two and one half miles to 150th Street, also known as County Highway V16, then north two miles to 360th Avenue. A-13309-2 is at the southeast corner of the intersection of V16 with 360th Avenue. To reach north tract A-13309-1, travel east on 360th Avenue three-eighths of a mile to the southwest corner of A-13309-1 and Watch for Signs. Please know the surface of 360th Avenue changes to dirt from gravel as one travels east thereupon from V16.

Legal Description:

A-06981: North Half of the Northeast Quarter (N1/2NE1/4) of Section Thirty four, Township Eighty North, Range Fourteen West of the 5th P.M.

A-13309-1: West Half of the Southeast Quarter and the East Quarter of the Southwest Quarter all in Section Thirty three, Township Eighty one North, Range Fourteen West of the 5th P.M.;

A-13309-2: North Half of Northwest Fractional Quarter and Northwest Quarter of the Northeast Fractional Quarter, all in Section Four, Township Eighty North, Range Fourteen West of the 5th P.M.

Property Description:

High percentage tillable tracts feature excellent yield histories and excellent fertility; custom operation during 2025 means possession is immediate upon successful closing, provided harvest of crop grown during 2025 on the respective tract is complete.

Farm Data:

A-06981:	
Cropland	78.44 acres
Non-crop	1.56 acres
Total	80 acres

A-13309-1:	
Cropland	103.1 acres
Non-crop	12.23 acres
CRP	4.67 acres
Total	120 acres

A-13309-2:	
Cropland	118.5 acres
Non-crop	10.5 acres
Total	129 acres

FSA Information:

A-06981:		
	Base	Yield
Corn	58.05 acres	184 bushels
Soybeans	19.35 acres	50 bushels

A-13309:		
	Base	Yield
Corn	142.5 acres	152 bushels
Soybeans	44.2 acres	45 bushels

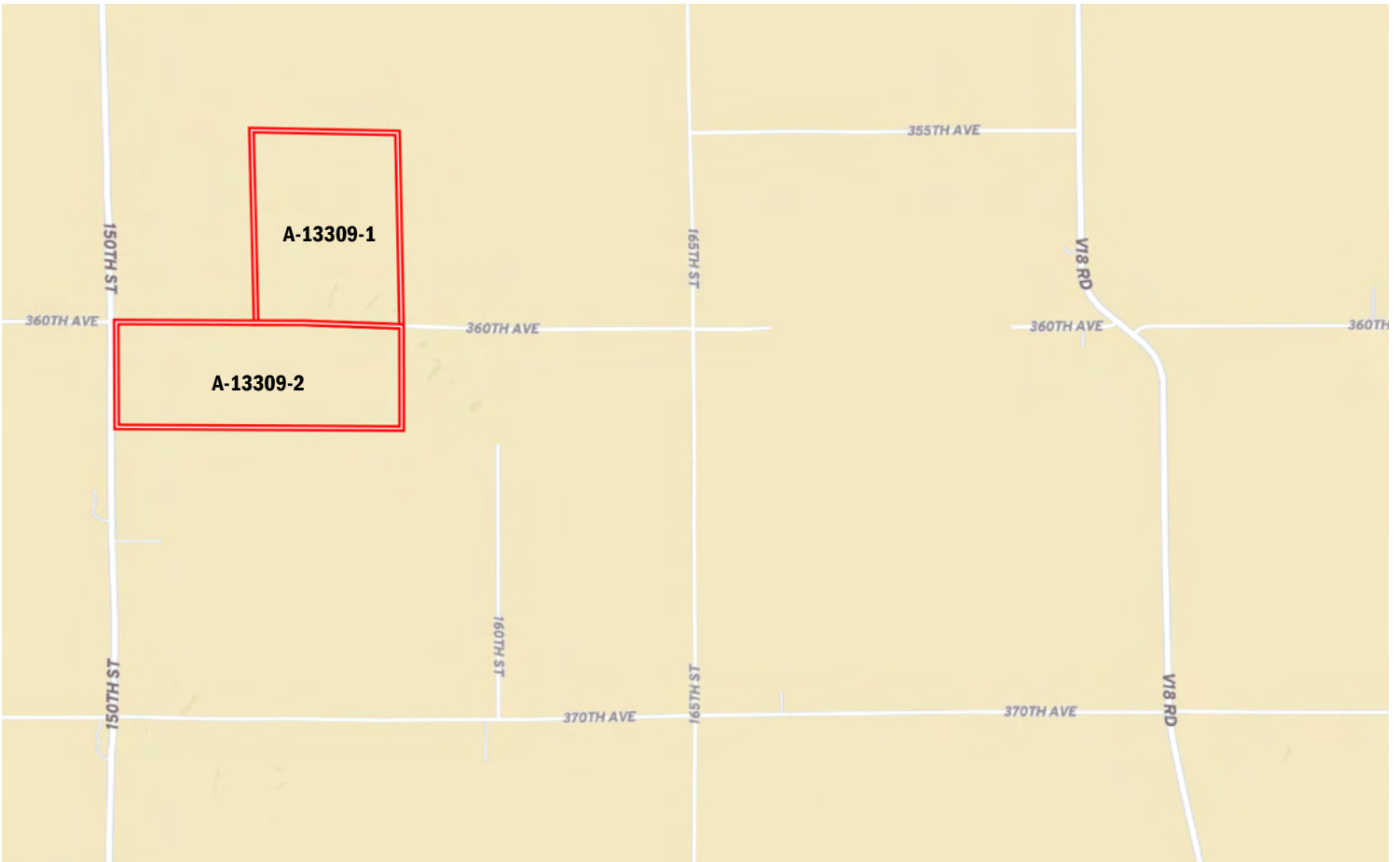
*Subject to reconstitution by F.S.A. were tracts of A-13309 to sell separately.

CRP Information: A-13309 has 4.67 CRP acres of an annual payment of \$1,287.00, expiring on September 30, 2032.

Taxes:

A-06981:	\$3,104.00
A-13309-1:	\$3,010.00
A-13309-2:	\$4,724.00

A-13309 Location Map



A-06981 Location Map



A-13309 Aerial Map



A-06981 Aerial Map



A-13309-1:

Soil Map

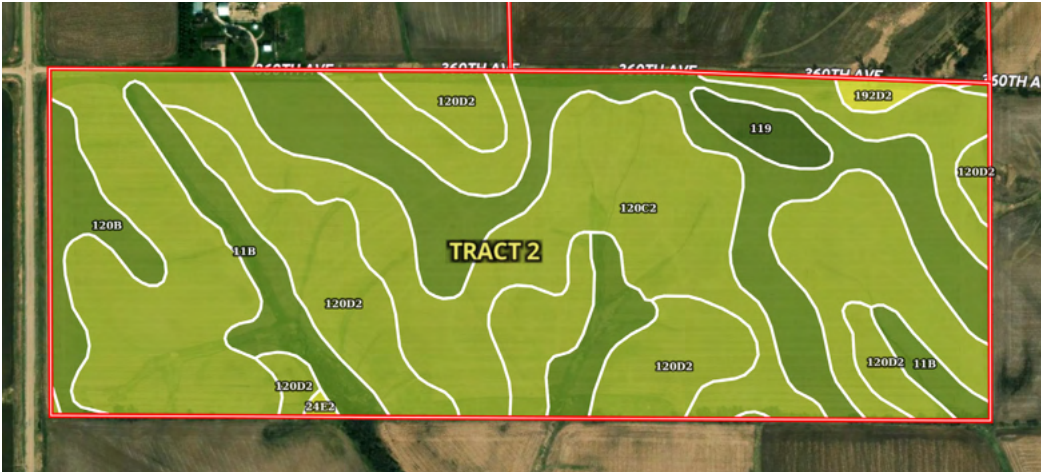


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	30.87	25.93	87.0	0	88	3e
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	26.66	22.39	16.0	0	72	4e
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	18.29	15.36	36.0	0	72	4e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	15.53	13.04	55.0	0	84	3e
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	15.42	12.95	78.0	0	82	2w
120B	Tama silty clay loam, 2 to 5 percent slopes	6.78	5.7	95.0	0	96	2e
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.17	2.66	51.0	0	78	3e
273B	Olmitz loam, 2 to 5 percent slopes	2.24	1.88	90.0	0	94	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	0.09	0.08	62.0	0	84	3e
TOTALS		119.05(*)	100%	57.46	-	80.96	3.17



A-13309-2:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	61.5	48.62	87.0	0	88	3e
120B	Tama silty clay loam, 2 to 5 percent slopes	27.06	21.39	95.0	0	96	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	23.68	18.72	62.0	0	84	3e
11B	Colo-Ely complex, 0 to 5 percent slopes	10.89	8.61	86.0	0	92	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.19	1.73	100.0	0	96	1
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.96	0.76	16.0	0	72	4e
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.22	0.17	36.0	0	72	4e
TOTALS		126.5(*)	100%	83.54	-	89.3	2.67



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
281B	Otley silty clay loam, 2 to 5 percent slopes	30.73	38.52	91.0	0	89	2e
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	26.98	33.82	82.0	0	83	3e
279	Taintor silty clay loam, 0 to 2 percent slopes	8.36	10.48	83.0	0	84	2w
8B	Judson silty clay loam, 2 to 5 percent slopes	5.17	6.48	84.0	0	76	2e
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.56	5.72	94.0	0	88	1
428B	Ely silty clay loam, 2 to 5 percent slopes	2.59	3.25	88.0	0	91	2e
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	1.38	1.73	54.0	0	79	3e
TOTALS		79.77(*)	100%	86.1	-	85.44	2.3



Yield Histories:

A-06981

BU/AC

2024	SOYBEANS	67
2023	CORN	235
2022	SOYBEANS	66
2021	CORN	214
2020	CORN	152
2019	SOYBEANS	62
2018	CORN	254
2017	SOYBEANS	58
2016	CORN	242
2015	SOYBEANS	64

A-13309-1

BU/AC

2024	CORN	259
2023	SOYBEANS	58
2022	CORN	209
2021	SOYBEANS	63
2020	CORN	158
2019	SOYBEANS	49
2018	CORN	247
2017	SOYBEANS	56
2016	CORN	228
2015	SOYBEANS	47

A-13309-2

BU/AC

2024	SOYBEANS	69
2023	CORN	250
2022	SOYBEANS	74
2021	CORN	255
2020	SOYBEANS	66
2019	CORN	241
2018	SOYBEANS	51
2017	CORN	252
2016	SOYBEANS	58
2015	CORN	221

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 5, 2025, or such other date agreed to by the parties. Subject to harvests of the 2025 crops.

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 Hitchins and Thronson, PLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Hitchins and Thronson, PLC 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 equally by both the Buyer(s) and Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 5, 2025, 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 Hitchins and Thronson, PLC.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will both pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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. Absentee or telephone bids will be accepted with 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: Emily S. Pettit Trust B, Robert VanHorn, Trustee

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 22, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 25, 2025.

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.



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