FARMERS NATIONAL COMPANY

A-15659



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

153.02± Acres, Hancock County, Iowa

Friday, November 13, 2026 | 10:00 AM
Klemme Community Center | 204 East Main Street, Klemme, Iowa

Highlights:

- Productive Tillable, CRP and Pasture Acres
- Multiple Income Streams
- Open for the 2027 Crop Year



For additional information, please contact:
Alex Mitchell, Agent
(641) 505-1084 or (641) 426-6796
AMitchell@FarmersNational.com

Bidding starts | Wednesday, November 11, 2026 at 8:00 AM
Bidding closes | Friday, November 13, 2026 at close of the live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property:
From the Klemme Community Center, travel west on East Main Street for 0.8 miles. Turn north onto US Highway 69 and continue for 1.2 miles. Then turn west onto 180th Street and travel 1.3 miles. The farm is located on the south side of the road.

Legal Description:
The NE1/4 of Section 26, Township 95 North, Range 24 West of the 5th P.M., Hancock County, Iowa, EXCEPT a tract of land beginning at the SE corner of the NE1/4 of said section 26; thence south 89 degrees 47 minutes 26 seconds West (assumed bearing) along the south line of said NE ¼, 483.79 feet; thence North 0 degrees 9 minutes 0 seconds West, 621.14 feet; Thence North 88 degrees 9 minutes 0 seconds East 484.00 feet to the east line of said NE ¼; thence south 0 degrees 9 minutes 0 seconds East along said east line, 635.00 feet to the point of beginning.

Property Description:
153.02± Acres | Productive Tillable Land, CRP Income and Pasture Opportunity

Farmers, investors, and livestock operators will appreciate the versatility of this 153.02± acre property. The tract features approximately 79.31 tillable acres, 21.21 CRP acres, and 49.10 pasture acres, providing a balanced mix of productive agricultural land and conservation income opportunities. The farm's diverse acreage offers flexibility for a variety of agricultural operations while supporting multiple potential revenue streams.

The tillable acres consist primarily of highly productive north Iowa soils with an estimated CSR2 of 84.3, supporting strong long-term agricultural potential. The pasture acres offer grazing opportunities and add to the farm's overall utility and appeal. The property is further enhanced by its combination of cropland, conservation acres, and open areas, creating a well-rounded investment for owner-operators, livestock producers, and land investors alike.

Open for the 2027 crop year, providing buyers an excellent opportunity for future operation, investment, or ownership, subject to the rights of the current tenant through the 2026 crop year.

Farm Data:

Cropland	79.31 acres
Pasture	49.10 acres
Non-crop	3.40 acres
CRP	21.21 acres
Total	153.02 acres

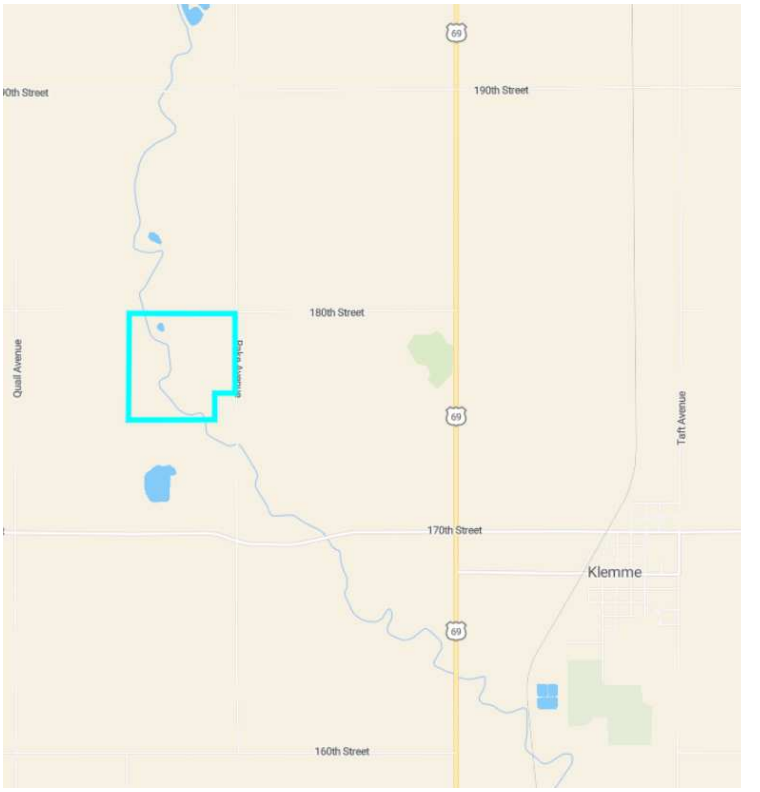
FSA Information:

	Base	Yield
Corn	63.59 acres	157 bushels
Soybeans	15.72 acres	41 bushels

CRP Information:
11.21 acres with an annual payment of $3,363.00, expiring 9/30/2036
10.00 acres with an annual payment of $2,261.00, expiring 9/30/2033

2025 Taxes:
$4,158.00

Location Map



Aerial Map



Soil Map









84.3/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	138B	Clarion loam, 2 to 6 percent slopes	41.7%	33.5	2e	--	89
	55	Nicollet clay loam, 1 to 3 percent slopes	21.3%	17.2	1	--	89
	507	Canisteo clay loam, 0 to 2 percent slopes	10.4%	8.4	2w	--	84
	138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.5%	7.6	3e	--	83
	107	Webster clay loam, 0 to 2 percent slopes	6.2%	5	2w	--	86
	641D2	Clarion-Sunburg complex, 9 to 14 percent slopes,...	2.9%	2.4	3e	--	44
	485B	Spillville loam, 2 to 5 percent slopes	2.3%	1.8	2e	--	88
	138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.1%	1.7	3e	--	55
	274	Rolfe silt loam, 0 to 1 percent slopes	1.4%	1.1	3w	--	57
	308B	Wadena loam, 2 to 6 percent slopes	0.7%	0.6	2e	--	52
	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.6%	0.5	2w	--	76
	1733	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	0.5%	0.4	5w	--	5
	95	Harps clay loam, 0 to 2 percent slopes	0.3%	0.3	2w	--	72
	1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.1%	0.1	5w	--	13
	W	Water	<0.1%	0	--	--	

Simulcast Live and Online

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 21, 2026, or such other date agreed to by the parties. Subject to current lease.

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 Laird Law Firm.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Laird 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 December 21, 2026, 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 Laird Law Firm.

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 will pay 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 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. The real estate will sell in the manner resulting in the highest total price. 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Shirley Hill, Jeremy Turgasen, Michael Turgasen, and Amber Schwarting

Auctioneer: Joel Ambrose

License Number: S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, November 11, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **10:00 AM on Friday, November 13, 2026**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: **fncbid.com**

All bids on the tracts 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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND