



# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**79± Acres, Black Hawk County, Iowa**

**Tuesday, January 13, 2026 | 10:00 AM**

**Dunkerton Community Hall | 115 West Main Street, Dunkerton, Iowa**

### Highlights:

- Highly productive farmland, 89.1 average CRS2!
- Modern pattern tile throughout
- Strong agricultural area



**For additional information, please contact:**  
**Macy Krug, Agent | (319) 231-0278**  
**MKrug@FarmersNational.com**

**Online Bidding starts | Monday, January 12, 2026, at 9:00 AM**  
**Bidding closes | Tuesday, January 13, 2026, at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

From Dunkerton, Iowa, travel south on Canfield Road 4 miles to Newell Road. The farm is located at the intersection of Newell Road and Canfield Road.

### Legal Description:

The Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 89 North, Range 11 West of the 5th P.M., except that part thereof conveyed to the State of Iowan for road purposes in Black Hawk County, Iowa. Beacon Parcel #: 891117451001, 891117476001.

### Property Description:

Very nice farm located just south of Dunkerton. 79.00+/- acres of that 76.70 FSA Cropland acres. The farm has an average CSR2 rating of 89.1, which is well above the Black Hawk County average. Primary soils in the tillable acres are primarily Marquis loam, Readlyn silt loam, and Clyde-Floyd complex, the topography is gently rolling. The farm is well drained and patterned tiled throughout. Will be offered as a single tract. Being located in an active farming area this tract would make a great add-on to an existing farm operation or a premium investment-grade land purchase. Don't miss out on this opportunity to purchase a very good farm in a strong agricultural area. Please see our website for drone video and much more!

### FSA Information:

	Base	Yield
Corn	23.50 acres	158 bushels
Soybeans	23.50 acres	39 bushels

### Farm Data:

Cropland	76.70 acres
Roads	<u>3.30</u> acres
Total	79.0 acres

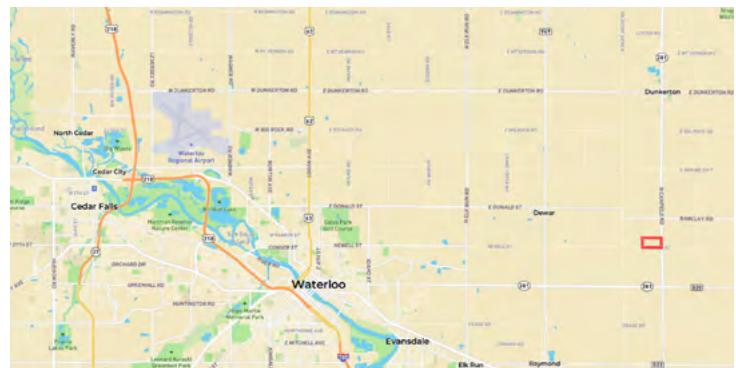
### Improvements:

Drainage tile

### Taxes:

- \$2,952.00

## Property Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
395B	Marquis loam, 2 to 5 percent slopes	35.21	46.06	91.0	0	91	2e
399	Readlyn silt loam, 1 to 3 percent slopes	17.39	22.75	91.0	0	80	1
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.21	19.9	87.0	0	89	2w
398	Tripoli clay loam, 0 to 2 percent slopes	7.51	9.82	82.0	0	67	2w
426B	Aredale loam, 2 to 5 percent slopes	0.62	0.81	91.0	0	89	2e
408B	Olin sandy loam, 2 to 5 percent slopes	0.51	0.67	64.0	5	73	2e
TOTALS		76.45( *)	100%	89.15	0.03	85.62	1.77



# Simulcast Auction Terms

**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 March 2, 2026, 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 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 Farmers National Company.

**Contract and Title:** Immediately upon conclusion of the bidding, 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. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on March 2, 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 Farmers National Company.

**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 Buyer(s) and Seller will each 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 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. 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:** Janice B. Hinde Trust

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, January 12, 2026, at 9:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, January 13, 2026, with bidding concluding at the end 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.