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**A-18436**

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**120± Acres, Worth County, Iowa**

**Wednesday, February 25, 2026 | 10:00 AM**

**Olson Community Room | 902 1st Avenue South, Northwood, Iowa**

## **Highlights:**

- **Highly productive**
- **Partly pattern tiled**
- **Desirable wind turbine easement income**



**For additional information, please contact:**

**Doug Bergemann, AFM/Agent | (507) 420-8328**

**[DBergemann@FarmersNational.com](mailto:DBergemann@FarmersNational.com)**

Bidding starts | Monday, February 23, 2026, at 8:00 AM  
Bidding closes | Wednesday, February 25, 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 Northwood, Iowa, go two miles east on paved Highway 105, then north one and one-half miles on Raven Avenue to the southeast corner of the farm.

Legal Description:

The SE1/4 NW1/4, and the S1/2 of the NE1/4 Section 23-100-20.

Property Description:

Highly productive farm in a great area offering consistent strong return from added wind turbine easement income. Farm is open to operate for 2026.

Improvements:

Tile drainage

Farm Data:

Cropland	117.12 acres
Non-crop	2.08 acres
Turbine	.80 acres
Total	120.00 acres

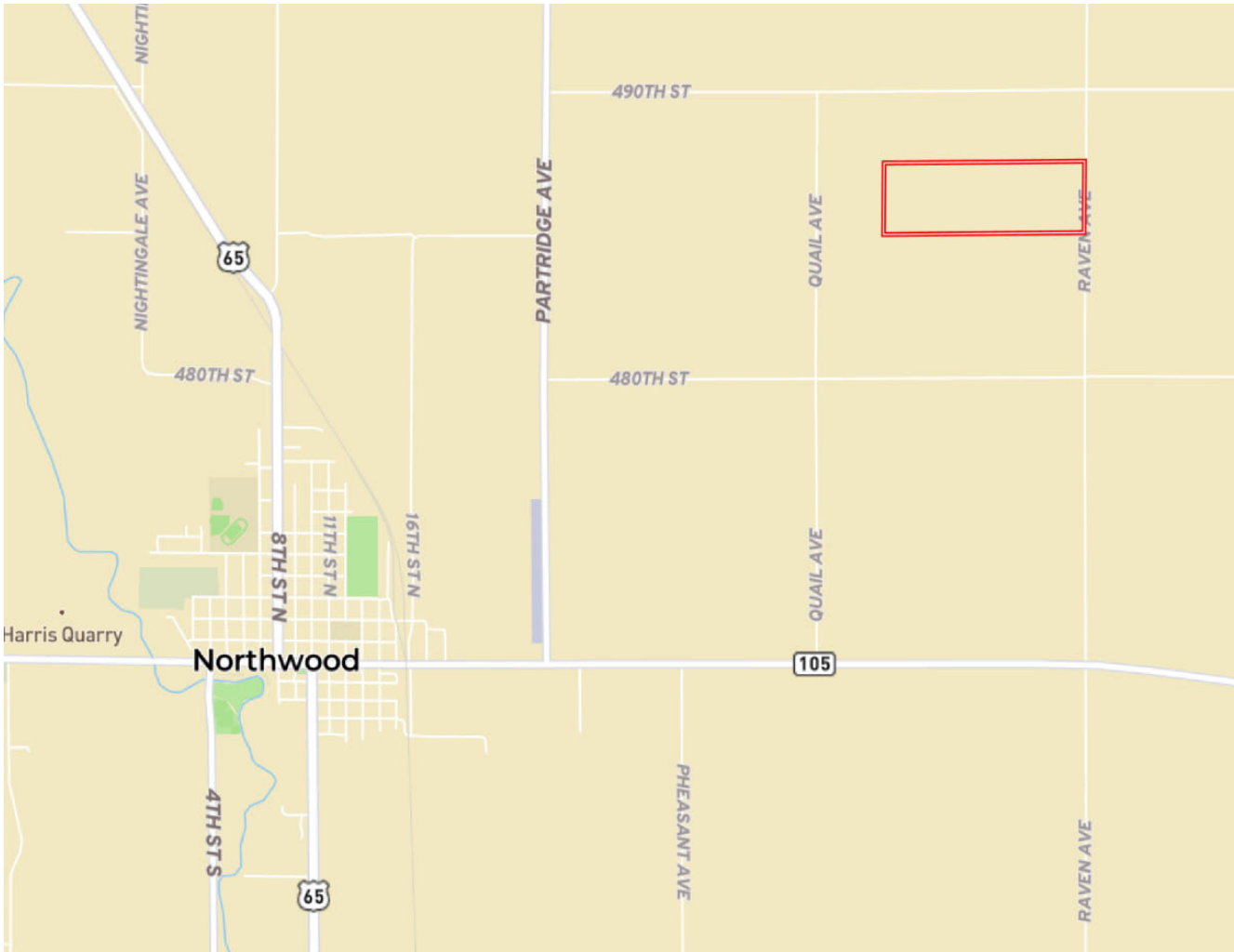
FSA Information:

	Base	Yield
Corn	118.61 acres	151 bushels
Soybeans	69.19 acres	42 bushels
Combined with N1/2NE1/4, FSA to split		

2024 Taxes:

\$4,008

Location Map





### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
682	Maxfield silt loam, 0 to 2 percent slopes	78.23	65.92	83.0	0	78	2w
761	Franklin silt loam, 1 to 3 percent slopes	25.43	21.43	85.0	0	88	1
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.92	4.99	59.0	0	87	2s
782	Donnan silt loam, 0 to 2 percent slopes	4.57	3.85	48.0	0	74	2w
782B	Donnan silt loam, 2 to 5 percent slopes	1.83	1.54	43.0	0	73	2e
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.32	1.11	53.0	0	80	2s
184	Klinger silty clay loam, 1 to 4 percent slopes	0.74	0.62	95.0	0	89	1
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	0.65	0.55	69.0	0	83	2s
TOTALS		118.6 9(*)	100%	79.94	-	80.49	1.78



# 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 April 1, 2026, or such other date agreed to by the parties.

**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. The cost of any escrow closing services will be paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on April 1, 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 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:** Kunz et al

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, February 23, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, February 25, 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.



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