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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Wright County, Iowa

Thursday, June 18, 2026 | 10:00 AM

The Red Shed Event Center | 908 2nd St NW, Clarion, Iowa

Highlights:

- 80 acre bare land tract with very high quality soils and complete pattern tiling
- 100% classified as NHEL and PC/NW per NRCS
- Approximately 98% tillable; selling subject to a cash rent lease for the 2026 crop year only



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



Roger L. Johnson, Agent
(319) 230-0389
TSchutter@FarmersNational.com

Bidding starts | Tuesday, June 16, 2026 at 8:00 AM
Bidding closes | Thursday, June 18, 2026 at close of live event.

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

Property Information

Property Description: High quality 80 acre Wright County, Iowa farm selling at auction as one tract, offering strong income and tax advantaged farmland investment potential. The farm is leased to a quality operator providing aggressive cash rent, and the buyer will receive 50% of the 2026 cash rent income at closing.

This highly productive Iowa farmland has been completely pattern tilled on 50 foot centers, creating excellent drainage and significant tile depreciation potential for the buyer.

The farm is located in Drainage District 210 and Drainage District 107. All future drainage assessments will be the responsibility of the buyer. Tile maps are available online.

Directions to Property: From the intersection of Iowa Highway 3 (220th Street) and County paved road R33 (Hancock Avenue), travel north (through the town of Holmes) 9 miles to gravel road 130th Street. Turn west and travel ½ mile on 130th Street. The farm begins on the north side of the road. Watch for Farmers National Company signs.

Legal Description: The East Half of the Southwest Fractional Quarter (E1/2 SWfr.1/4) of Section 18, Township 93 North, Range 25, West of the 5th P.M., Wright County, Iowa

Improvements: Fully pattern tilled

Farm Data:

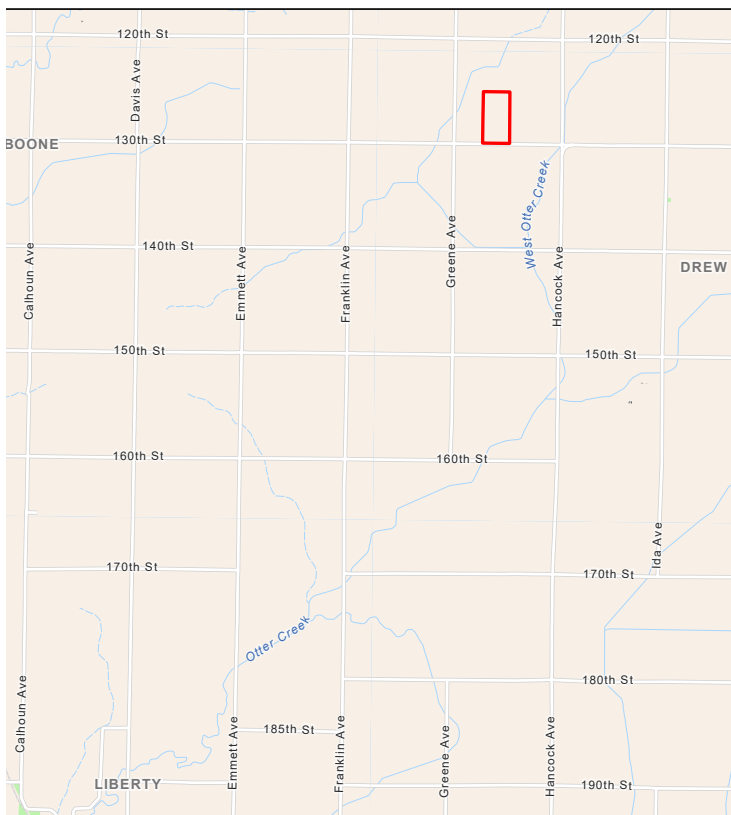
Cropland	77.99 acres
<u>Non-crop</u>	<u>2.01 acres</u>
Total	80 acres

FSA Information:

Crop	Base	Yield
Corn	44 acres	132 bushels
Soybeans	33.7 acres	34 bushels

Taxes: \$2,196.00

Location Map



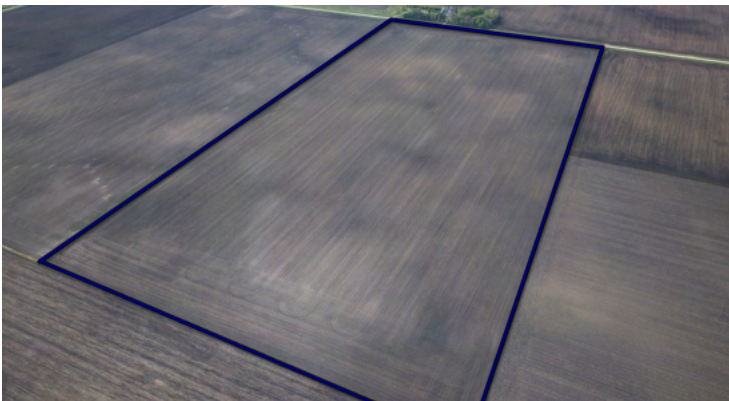
Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	CSR	ACRES
956	Harps-Okoboiji complex, 0 to 2 percent slopes	2w	69	35.9
507	Canisteo clay loam, 0 to 2 percent slopes	2w	84	25
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	3w	56	7.6
138B	Clarion loam, 2 to 6 percent slopes	2e	89	7.3
55	Nicollet clay loam, 1 to 3 percent slopes	1	89	1.9
4	Knoke silty clay loam, 0 to 1 percent slopes	3w	56	1.2
TOTAL			74.6	78.9



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 July 23, 2026, or such other date agreed to by the parties. Subject to current lease. Selling subject to 1 year cash rent lease for 2026 crop year. The lease for 2026 has been terminated.

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 Trust Account.

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 Trust Account 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 July 23, 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 the closing agent. The Seller will pay for closing agency costs.

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 from 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 make 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: Hoyem Family Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, June 16, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, June 18, 2026, with bidding concluding at the end 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.



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