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LAND AUCTION

SIMULCAST LIVE AND ONLINE

76.51± Acres, Butler County, Iowa

Thursday, April 9, 2026 | 10:00 AM

Waverly Civic Center | 200 1st Street Northeast Waverly, Iowa 50677

Highlights:

- Open to farm in 2026!
- High quality cropland with strong CSR2 rating in Butler County.
- Desirable tract size



For additional information, please contact:

Alex Mitchell, AFM/Agent

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Bidding starts | Tuesday, April 7, 2026, at 8:00 AM
Bidding closes | Thursday, April 9, 2026, at close of live event.

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

Property Information

Directions to Property: From the south west side of Shell Rock, Iowa travel south west on S Cherry Street 0.5 miles then head west on Butler Center Road 2.5 miles. From there head south on Temple Avenue 1.0 mile. Then head west on 250th Street 0.5 miles, the farm will be on the north side of the road.

Legal Description: The East One-Half of the Southeast Quarter (E1/2 SE1/4) of Section Eighteen (18), Township Ninety-one (91), Range Fifteen (15) west of the 5th P.M., Butler County, Iowa, EXCEPT Parcel A in the SE1/4 SE1/4 of Section 18, Township 91 North, Range 15 West of the 5th P.M. , as shown in Plat of Survey filed June 16, 1997, in Book "I" Page 294 in the Recorder's office of Butler County, Iowa

Property Description:

This 76.51 acre agricultural tract in Butler County, Iowa, represents a highly productive row crop operation with excellent soil quality. Of the total acreage, 74.46 acres are tillable, resulting in a strong 97% tillable ratio, maximizing income producing farmland and minimizing non crop acres.

The farm carries an impressive CSR2 rating of 87.79, placing it well above the county average and indicating high long term yield potential. Soils on this tract are predominantly high quality loams, commonly found in Butler County's premier crop regions. These soil profiles are known for strong water holding capacity, favorable drainage characteristics, and consistency across the field—ideal for corn and soybean rotation.

Access to the property is convenient, with quality gravel road frontage typical of agricultural corridors in the area. The location provides strong access to multiple grain markets, cooperatives, and processing facilities within Butler and surrounding counties, supporting competitive basis opportunities.

This tract is well suited for:

- Owner operators seeking a productive expansion parcel
- Investors interested in a high CSR2 farm with stable rental appeal
- 1031 exchange buyers prioritizing strong soil ratings and income potential
- Local producers adding efficient, contiguous acres to existing operations

With its high percentage of tillable land, exceptional CSR2 rating, and strong regional location, this property is a reliable and desirable piece of Iowa farmland poised for long term productivity and value stability.

Improvements:

Shed/School House

Built in 1950. The old school house is in poor condition and should be torn down.

Farm Data:

Cropland	74.46 acres
Non-crop	1.07 acres
Buildings	0.98 acres
Total	76.51 acres

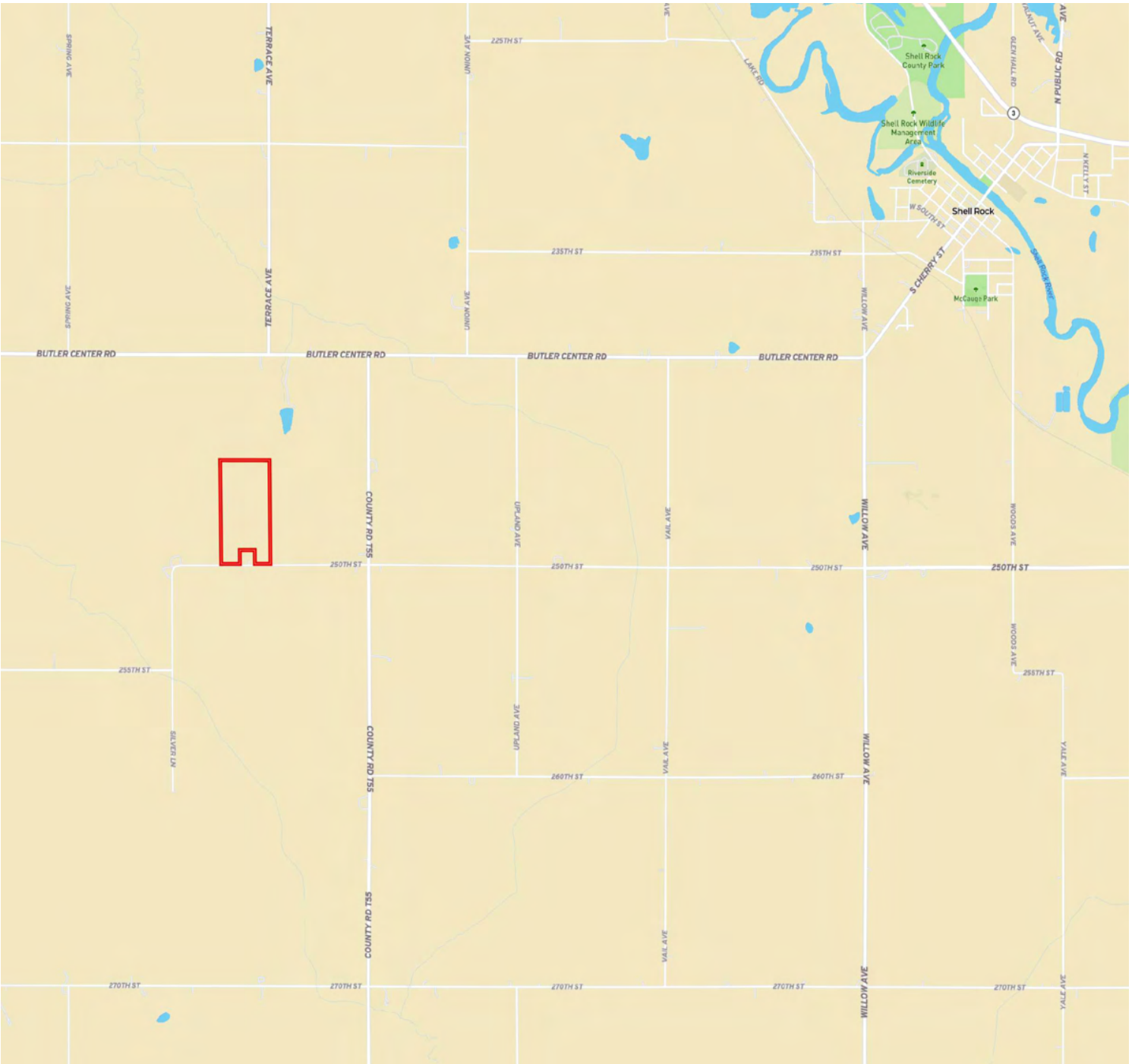
FSA Information:

	Base	Yield
Corn	58.3 acres	163 bushels
Soybeans	16.1 acres	53 bushels

Taxes:

\$3,066.00

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
83B	Kenyon loam, 2 to 5 percent slopes	27.96	37.14	90.0	0	89	2e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.05	23.97	87.0	0	89	2w
198B	Floyd loam, 1 to 4 percent slopes	13.97	18.55	89.0	0	88	2w
84	Clyde silty clay loam, 0 to 3 percent slopes	11.44	15.19	88.0	0	91	2w
783B	Cresco loam, 2 to 5 percent slopes	2.73	3.63	73.0	0	76	2e
798B	Protivin loam, 1 to 4 percent slopes	0.88	1.17	61.0	0	80	2e
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	0.18	0.24	78.0	0	81	3e
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.07	0.09	84.0	0	83	3e
TOTALS		75.28(*)	100%	87.79	-	88.51	2.0





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 on closing on May 15, 2026 or such other date agreed to by the parties. Subject to If the buyer wishes to obtain immediate possession of the farm, the buyer will be required to pay additional earnest money in the amount of \$300 per acre. This additional earnest money will be fully credited back to the buyer at closing, assuming there are no delays in closing.

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 the Nelson & Toenjes PLLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nelson & Toenjes PLLC 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 May 15, 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 Nelson & Toenjes PLLC.

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: Lynn Walters Estate

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, April 7, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, April 9, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.