



**Farmers  
National  
Company**

[www.FarmersNational.com](http://www.FarmersNational.com)

A-21566

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FOR MORE INFO!



# ONLINE AUCTION

**152.28± Acres, Wright County, Iowa**

**Bidding starts | Wednesday, March 4, 2026, at 8:00 AM**

**Bidding closes | Thursday, March 5, 2026, at 1:00 PM**

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

## Highlights:

- **Highly productive Wright County Farms!**
- **Desirable Tract Sizes!**
- **Buyer to receive 2026 Cash Rent!**



**For additional information, please contact:**

**Alex Mitchell, AFM/Agent**

**(641) 505-1084 | (641) 426-6796**

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

# Property Information

## Directions to Property:

From the north side of Woolstock, Iowa, travel 0.9 miles west to Franklin Avenue. Then head north on Franklin Avenue 1.9 miles. Turn east onto 315th Street and travel 0.3 miles. The farms will be on the north and south sides of the road.

## Legal Description:

**Tract 1:** N1/2 SW1/4 Section 24 Twp 90N, Rge 26W of the 5th P.M., Wright County, Iowa

**Tract 2:** SW1/4 NW1/4, Except S 460' W 700', SE1/4 NW1/4 Section 24 Twp 90N, Rge 26W of the 5th P.M., Wright County, Iowa.

## Property Description:

Farmers National Company is proud to present an excellent opportunity to purchase 152.28± acres of productive Wright County farmland, available in two high-quality tracts. Located in a strong agricultural area, these farms feature outstanding tillability, above-average soil ratings, and proven income potential, making them well-suited for both operators and investors.

**Tract 1** consists of 80± acres with 75.72 tillable acres and carries a respectable CSR2 of 82.77. The tract offers an efficient field layout with productive soils capable of supporting strong yields year after year. Its manageable size makes it an attractive option for owner-operators, neighboring landowners, or investors seeking dependable cash rent income.

**Tract 2** features 72.28± acres with 70.10 tillable acres and an excellent CSR2 of 85.6, placing it among the higher-quality farmland in the area. With nearly full tillability and premium soil quality, this tract represents an outstanding opportunity for expanding operations or long-term land investment.

Together, the two tracts total 152.28± acres with 145.82 tillable acres, offering buyers flexibility to bid on individual tracts or the farm as a whole. The combination of high-percentage tillable acres, strong CSR2 ratings, and desirable tract sizes makes this auction a rare opportunity to acquire top-quality Wright County farmland.

**Whether you are a farmer looking to expand, a nearby landowner desiring additional acres, or an investor seeking stable, long-term returns, this property deserves serious consideration!**

## Farm Data:

<b>Tract 1:</b>	
Cropland	75.20 acres
CRP	<u>4.28 acres</u>
Total	80.00 acres
<b>Tract 2:</b>	
Cropland	70.10 acres
CRP	<u>2.18 acres</u>
Total	72.28 acres

## FSA Information:

Tracts 1 and 2	Base	Yield
Corn	58.10 acres	159 bushels
Soybeans	56.71 acres	43 bushels
Will be split by FSA after auction		
Tract 2	Base	Yield
Corn	15.70 acres	159 bushels
Soybeans	15.29 acres	43 bushels

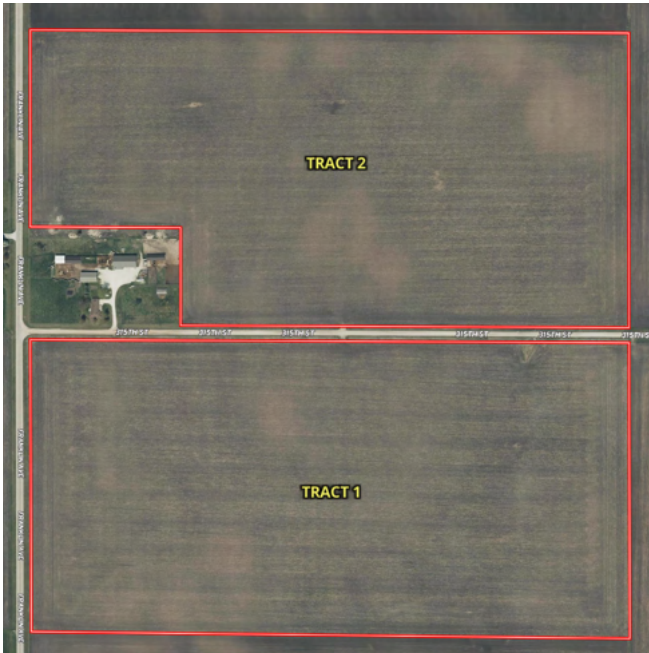
## 2024 Taxes:

**Tract 1:** \$2,712    **Tract 2:** \$2,560

## Property Location



## Aerial Map





Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	42.36	55.35	86.0	0	83	2w
507	Canisteo clay loam, 0 to 2 percent slopes	13.13	17.16	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	9.91	12.95	89.0	0	81	1
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.31	9.55	59.0	0	76	3w
95	Harps clay loam, 0 to 2 percent slopes	3.82	4.99	72.0	0	82	2w
TOTALS		76.53(*)	100%	82.77	-	81.85	1.97

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
107	Webster clay loam, 0 to 2 percent slopes	42.16	59.94	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	11.43	16.25	89.0	0	81	1
507	Canisteo clay loam, 0 to 2 percent slopes	11.35	16.14	84.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	3.54	5.03	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.86	2.64	59.0	0	76	3w
TOTALS		70.34(*)	100%	85.6	-	82.33	1.86

Tract 1



Tract 2



# Online 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 8, 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 Mark Gray Law.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Mark Gray Law 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 April 8, 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 Mark Gray Law.

**Sale Method:** The real estate will be offered in two individual tracts. **All bids are open for advancement starting Wednesday, March 4, 2026, at 8:00 AM until Thursday, March 5, 2026, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company 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:** Spangler Farms, LLC

**Online Bidding Procedure:** This online auction begins on **Wednesday, March 4, 2026 at 8:00 AM. Bidding closes on Thursday, March 5, 2026 at 1:00 PM.**

To register and bid on this auction go to:  
**[www.FNCBid.com](http://www.FNCBid.com)**

Bidders can also bid in person at the Farmers National Company office located at 605 East State Street, Algona, Iowa 50511. Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

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.



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