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A-22534

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

230.73± Acres, Pottawattamie County, Iowa

Wednesday, September 16, 2026 | 10:00 AM

Walnut Community Center | 415 Antique City Drive Walnut, Iowa 51577

Highlights:

- **Highly Tillable East Pottawattamie County Farms Offered in Lincoln Township, open for 2027!**
- **Tract 1: 157.3+/- acres, above county average CSR2 of 74.9, well terraced and highly tillable.**
- **Tract 2: 73.43+/- acres, 66.5 CSR2, highly tillable, includes recent tile improvements.**



For additional information, please contact:

Clint Freund, Agent | (712) 243-4278 or (515) 835-1706

CFreund@FarmersNational.com

Bidding starts | Friday, September 11, 2026 at 8:00 AM

Bidding closes | Wednesday, September 16, 2026 at the close of the live event.

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

Take advantage of this rare opportunity to purchase two highly productive farmland tracts in Lincoln Township, eastern Pottawattamie County, Iowa.

Tract 1 consists of 157.3± acres with an outstanding 74.9 CSR2 rating, located in Section 2 of Lincoln Township. Situated along hard-surfaced County Road G30 (Pinoak Road) just east of Walnut Creek, this highly tillable farm offers excellent productivity and accessibility. Improvements include well-maintained terraces, two grain bins, and a 42' × 54' machine shed, providing valuable storage and operational benefits. The strong soils, quality improvements, and prime location make this tract an exceptional addition to any farming operation or investment portfolio.

Tract 2 features 73.43± acres with a strong 66.5 CSR2 rating, located in Section 8 of Lincoln Township. Recent tile improvements have enhanced drainage and crop production potential. Conveniently located just one-half mile north of hard-surfaced County Road G30 (Mahogany Road), this tract offers excellent access and operational efficiency.

Both properties are strategically located near multiple grain markets and end users, providing convenient delivery options and strong marketing opportunities.

Whether you are seeking to expand an existing operation, diversify your investment holdings, or acquire quality Iowa farmland in a desirable location, these tracts offer an excellent combination of productivity, improvements, and long-term value.

Aerial Map



Property Information

Property Location:

Tract 1: 52354 Pinoak Road, Walnut, Iowa 51577
From the Intersection of County Road M47 (510th Street) and Pinoak Road, travel east on Pinoak Road one mile, farm is on the north side of Pinoak Rd.

Tract 2: From the Intersection of County Road M47 (510th Street) and Mahogany Road, travel west on Mahogany Road two miles to 490th Street, go north on 490th Street one-half mile, farm is on the east side of 490th Street.

Legal Description:

Tract 1: 157.3+/- acres
The SW1/4 of Section 2, Township 76 North, Range 38, West of the 5th P.M., Pottawattamie County, Iowa, EXCEPT that part thereof conveyed to Pottawattamie County, Iowa, by deed dated November 19, 1941, and recorded in Book 878, Page 124 in the office of the Recorder of Pottawattamie County, Iowa, subject to roads and easements of record.

TRACT 2: 73.43+/- acres
The W1/2 NW1/4 of Section 8, Township 76 North, Range 38, West of the 5th P.M., Pottawattamie County, Iowa, EXCEPT a tract of land described as follows: Commencing at the Northwest corner of Section 8, Township 76 North, Range 38, Pottawattamie County, Iowa, thence South along the West section line of said Section 8, 682'9", thence East at right angle 260 ft., thence North on a line parallel to the West line of said section 682'9" to the North line of said section, thence West along the North line of said section to the point of beginning, subject to roads and easements of record.

Legal Descriptions to be governed by Abstract.

Farm Data:

Tract 1:
Cropland 145.60 acres
Non-crop 11.11 acres
Buildings 0.59 acres
Total 157.30 acres

Tract 2:
Cropland 68.68 acres
Non-crop 4.75 acres
Total 73.43 acres

2024 Taxes:

Tract 1: \$5,986
Tract 2: \$2,380

FSA Information:

Tract 1	Base	Yield
Corn	79.90 acres	186 bushels
Soybeans	71.30 acres	41 bushels
Tract 2	Base	Yield
Corn	34.60 acres	186 bushels
Soybeans	34.40 acres	41 bushels

Improvements:

Tract 1:
24x22 bin in good condition
24x13 bin in good condition
42x54 machine shed in good condition

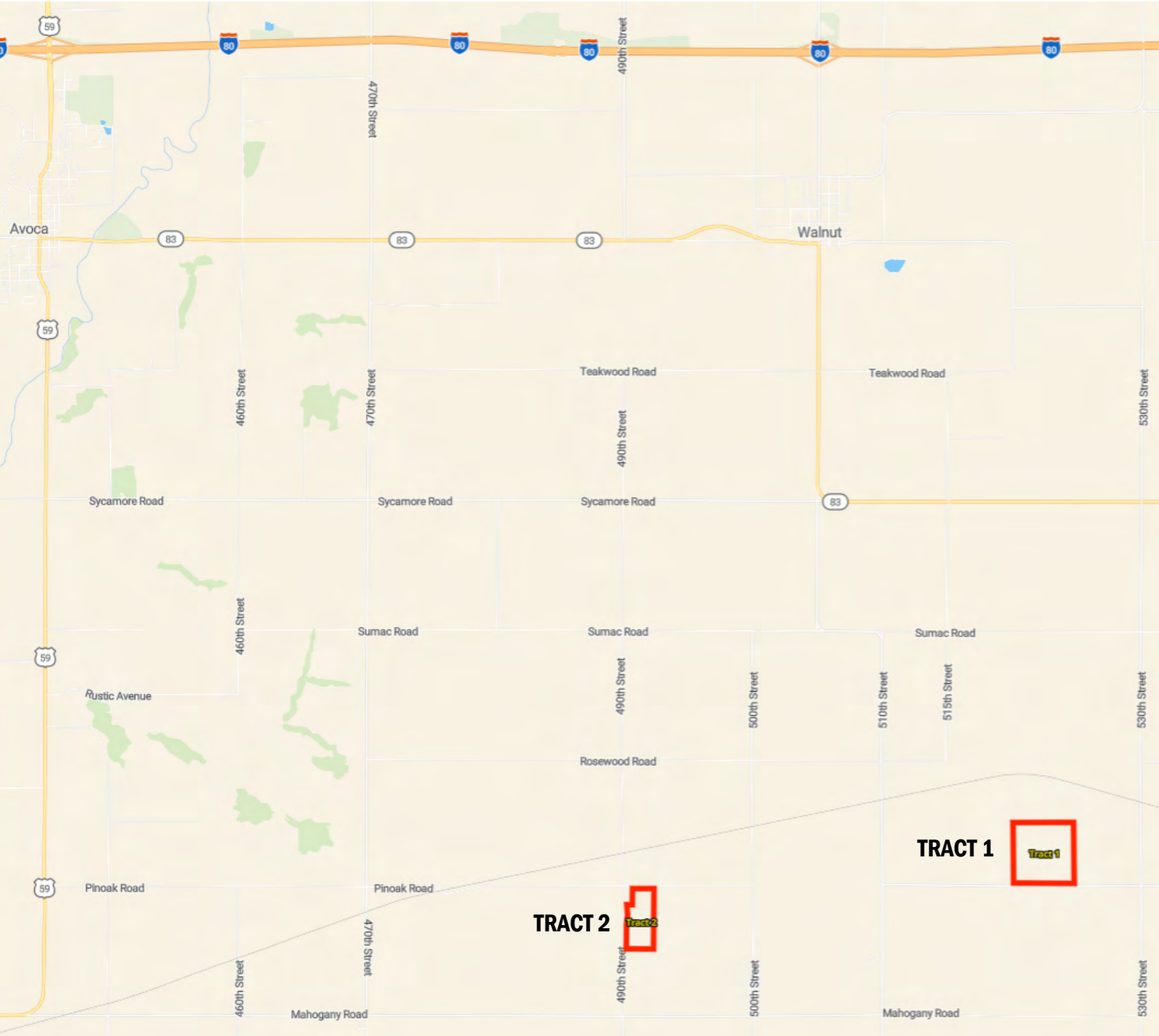
Additional Sale Terms:

- The electrical service for the grain bins and related improvements will be transferred to the new buyer once the current tenant has removed all personal property from the premises.
- The current tenant's personal property, including the bin fans and unload motors, is not included in the sale and will be removed on or before March 1, 2027.
- Upon completion of the 2026 harvest, the current tenant will provide the new buyer with access to the farm for fall fertilizer application, tillage, and other ground preparation activities for the 2027 crop year.

TRACT 1



Location Map



Tract 1: 157.3± Acres

Soil Map



74.9/100 CSR2							
Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	35.0%	56.1	3e	--	59	
9B	Marshall silty clay loam, 2 to 5 percent slopes	22.5%	36	2e	--	95	
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	16.1%	25.9	2w	--	81	
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	10.1%	16.1	3e	--	87	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	9.4%	15.1	2e	--	92	
Z93...	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes,...	6.0%	9.6	3e	--	38	
Z19...	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	0.9%	1.4	4e	--	14	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0.1	2w	--	77	



Tract 2: 73.43± Acres

Soil Map



66.5/100 CSR2

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	51.5%	37.9	2w	--	81
Z93...	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes,...	12.8%	9.4	4e	--	26
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	7.8%	5.7	3e	--	59
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	7.4%	5.4	3e	--	61
Z93...	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes,...	6.3%	4.6	3e	--	38
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.7%	3.4	3e	--	87
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.5%	3.3	2e	--	92
Z19...	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	3.3%	2.4	4e	--	14
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	0.9%	0.7	3e	--	87
Z24...	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.3%	0.2	3e	--	52
9C	Marshall silty clay loam, 5 to 9 percent slopes	0.3%	0.2	3e	--	89
222...	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes,...	0.2%	0.1	4e	--	15

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 October 20, 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 Kohorst Fischer & Plumb Law Firm, PLLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Kohorst Fischer & Plumb Law Firm, 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 October 20, 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 Kohorst Fischer & Plumb Law Firm, PLLC.

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) 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 two individual tracts. 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: Hartje Farms, LLC

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, September 11, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 16, 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 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 on-line 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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