



**Farmers  
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**A-22785**

**SCAN THE QR CODE  
FOR MORE INFO!**



# ONLINE AUCTION

**467± Acres, Monona County, Iowa**

**Bidding starts | Monday, September 22, 2025 at 8:00 AM**

**Bidding closes | Wednesday, September 24, 2025 at 1:00 PM**

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

## **Highlights:**

- **Easy access**
- **Multiple tracts**
- **Attractive sized fields**



**For additional information, please contact:**

**Scott Louscher, AFM/Agent | (712) 540-1184**

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

# Property Information

**Directions to Property:** From the intersection of Highway 175 and Filbert Avenue (1/4 mille West of the Highway 175 and I-29 intersection) traveling approximately three miles south on Filbert Avenue will put you at the Northwest corner of Tract 1 (Section 19). Continuing to travel south on Filbert another mile will put you at the Northwest corner of Tract 2 (Section 30).

**Legal Description:** See Deed

**Property Description: 5 tracts combined into two offerings!**

The first offering is of two tracts, located in Section 19-83-45 and consists of a 190.43 acre field and a 13.76 acre field.

The second offering is of three tracts, located in Sections 24/25-83-46 and 30/31-83-45 and consists of a 77.11 ac field, 14.78 acre field, and 155.79 acre field.

These two offerings will stand alone and will not be combined as a total unit.

All 2025 leases will be terminated, and the property is available for full possession March 1, 2026.

**Taxes:**

**Tract 1 - 214.7 taxable acres: \$6,293.00**

**Tract 1 - Drainage: \$260.00**

**Tract 2 - 252.36 taxable acres: \$8,832.00**

**Tract 2 - Drainage: \$3.00**

**Farm Data:**

**Tract 1:**

FSA Cropland 204.16 acres±

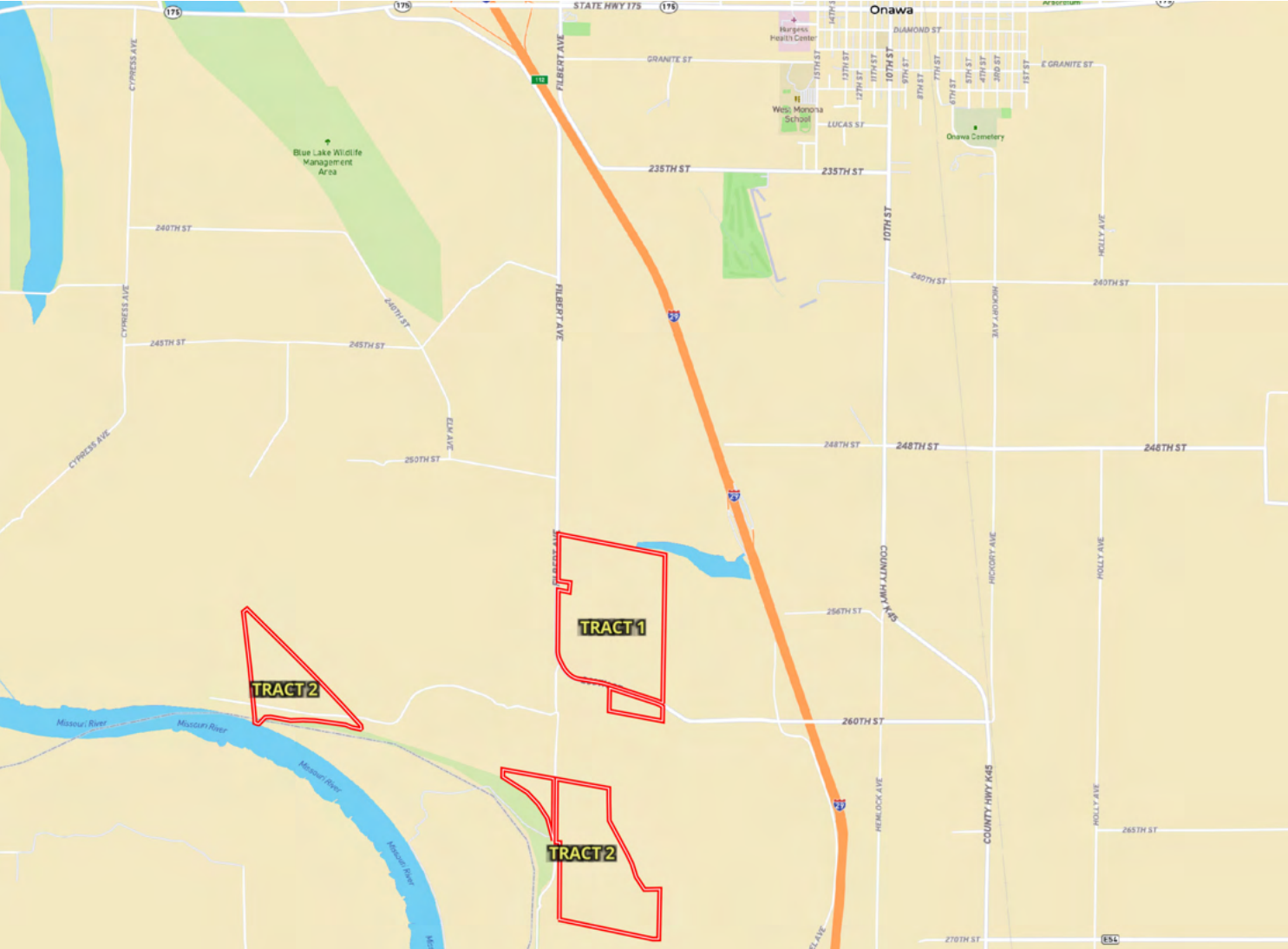
**Tract 2:**

FSA Cropland 247.68 acres±

**FSA Information:**

		Base	Yield
Tract 2	Corn	84.39 acres	122 bushels
Tract 2	Soybeans	86.18 acres	36 bushels
Tract 2	Corn	38.43 acres	122 bushels
Tract 2	Soybeans	39.84 acres	36 bushels
Tract 1	Corn	98.48 acres	122 bushels
Tract 1	Soybeans	105.68 acres	36 bushels

## Location Map





Aerial Map





# Tract 1

Aerial Map



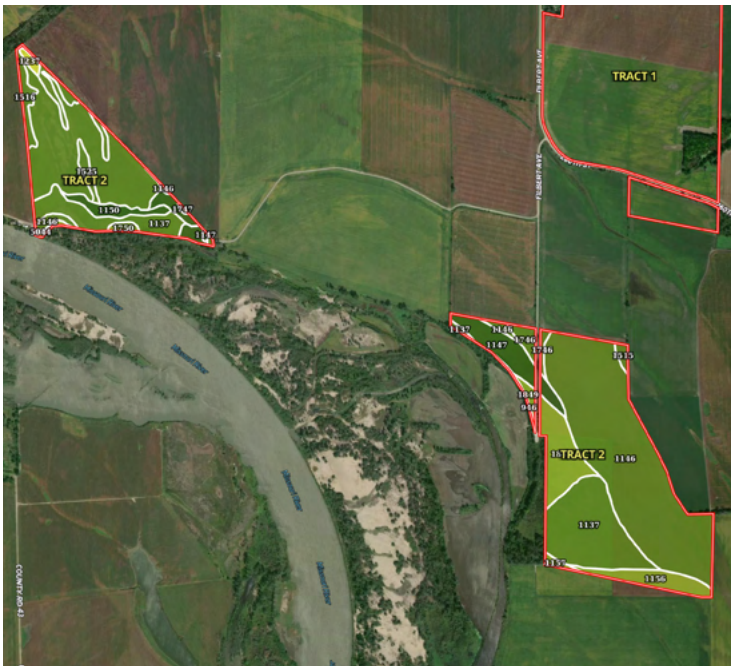
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	144.05	67.96	52.0	0	49	3w
1515	Percival silty clay, 0 to 2 percent slopes, occasionally flooded	24.6	11.61	48.0	0	48	2w
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	9.96	4.7	58.0	0	48	3w
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	9.66	4.56	98.0	0	87	1
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	7.79	3.68	79.0	0	62	2w
946	Albaton silty clay, depressional, undrained, 0 to 1 percent slopes, frequently flooded	5.4	2.55	5.0	0	4	5w
1146	Onawa silty clay, 0 to 2 percent slopes, occasionally flooded	4.63	2.18	79.0	0	62	2w
514	Grable silt loam, 0 to 2 percent slopes, rarely flooded	2.74	1.29	46.0	0	54	2s
147	Modale silty clay loam, 0 to 2 percent slopes, rarely flooded	1.58	0.75	74.0	0	61	1
516	Vore silty clay loam, 0 to 2 percent slopes, rarely flooded	1.1	0.52	58.0	0	65	2s
149	Modale silt loam, 0 to 2 percent slopes, rarely flooded	0.44	0.21	74.0	0	64	1
TOTALS		211.95(*)	100%	54.46	-	50.45	2.75

# Tract 2

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1146	Onawa silty clay, 0 to 2 percent slopes, occasionally flooded	86.93	36.29	79.0	0	62	2w
1515	Percival silty clay, 0 to 2 percent slopes, occasionally flooded	44.91	18.75	48.0	0	48	2w
1137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	43.68	18.23	67.0	0	84	2w
1849	Kenmoor fine sandy loam, 0 to 2 percent slopes, occasionally flooded	15.55	6.49	29.0	0	54	3s
1147	Modale silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.83	6.19	68.0	0	61	1
1156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	8.44	3.52	52.0	0	49	3w
1516	Vore silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.13	3.39	58.0	0	65	2s
1150	Modale silt loam, 0 to 2 percent slopes, occasionally flooded	6.4	2.67	68.0	0	63	1
1746	Lossing silty clay, 0 to 2 percent slopes, occasionally flooded	3.75	1.57	92.0	0	69	2w
1525	Scroll silty clay, 0 to 2 percent slopes, occasionally flooded	2.17	0.91	68.0	0	47	2w
1750	Ticonic fine sand, 0 to 2 percent slopes, occasionally flooded	1.14	0.48	46.0	0	46	3s
1237	Sarpy loamy fine sand, 0 to 2 percent slopes, occasionally flooded	1.09	0.46	9.0	0	38	4s
1157	Albaton silt loam, 0 to 2 percent slopes, occasionally flooded	1.02	0.43	34.0	0	58	3w
1524	Morconick very fine sandy loam, 0 to 2 percent slopes, occasionally flooded	0.48	0.2	9.0	0	39	3s
946	Albaton silty clay, depressionnal, undrained, 0 to 1 percent slopes, frequently flooded	0.48	0.2	5.0	0	4	5w
1747	Rodney silty clay, 0 to 2 percent slopes, occasionally flooded	0.21	0.09	77.0	0	58	2w
5044	Fluvaquents, frequently flooded	0.19	0.08	5.0	0	-	-
7857	Sarpy-Grable variant complex, occasionally flooded	0.14	0.06	-	0	35	6s
TOTALS		239.54(*)	100%	64.16	-	62.02	2.04

# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on December 3, 2025, or such other date agreed to by the parties. Subject to the 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 Real Clear Settlement.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Real Clear Settlement 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 equally paid by both the seller and buyer(s) **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on December 3, 2025, 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 Real Clear Settlement.

**Sale Method:** The real estate will be offered in two individual tracts. **All bids are open for advancement starting Monday, September 22, 2025 at 8:00 AM until Wednesday, September 24, 2025, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Sellers:** Delores Mungaray Estate

**Additional Comments:** Tract 1 and Tract 2 Acres/Bases/Yields will be subject to reconstitution by FSA

**Online Bidding Procedure:** This online auction begins on **Monday, September 22, 2025, at 8:00 AM. Bidding closes on Wednesday, September 24, 2025, at 1:00 PM.**

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.

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