FARMERS NATIONAL COMPANY

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A-22871



SCAN THE QR CODE FOR MORE INFO!

FOR SALE BY BIDS

309.93± Acres, Harrison County, Iowa

Offered in Two Tracts
BIDS DUE: Tuesday, November 10, 2026, by 12:00 PM
Contact Agents for Additional Details!

Highlights:

- 309.93± productive acres near Mondamin, Iowa, offered in two tracts.
- Predominantly irrigated farmland - all irrigation equipment included.
- Full possession at closing - excellent opportunity for farmers and investors.



For additional information, please contact:
Eric Mueller, Agent
(402) 660-1044
EMueller@FarmersNational.com

JT Oltman, AFM, Agent
(402) 672-7400
JOltman@FarmersNational.com



Property Information

Property Description: LAND FOR SALE BY BIDS!

An excellent opportunity to purchase 309.93± acres of productive farmland near Mondamin in southwest Iowa. Offered in two tracts, this predominantly irrigated property also includes dryland acres, making it an attractive opportunity for farmers looking to expand their operations and investors seeking agricultural land.

All irrigation equipment is included, and buyers will receive full possession at closing!

Buyer Broker participation encouraged. For a bid form, property information, or to schedule a showing, contact us today!

Directions to Property:

Tract 1 - From the west edge of Mondamin, Iowa, travel 1.5 miles south on Austin Avenue to 220th Street, then 1.5 miles east to Fillmore Avenue, which is the southwest corner of the farm.

Tract 2 - From the Mondamin exit on Interstate 29, travel west to Cody Avenue, then south 0.75 mile to 212th Street. Travel west 1.5 miles to Boone Trail, then south 1.25 miles to the northwest corner of the farm.

Legal Description:

Tract 1 - Parcel #'s 190000847900000, 190000848000000, 190000863100000, 190000863200000, 190000863400000, 190000863500000

Tract 2 - Parcel #'s 320000430800000, 320000430900000, 320000431000000, 320000431100000

Improvements:

Tract 1 - 2007 Valley 7000 - 7 tower pivot, electric well.
Tract 2 - 1992 Valley 6000 - 7 tower pivot, electric well.

Farm Data:

Tract 1 -

Cropland	159.62 acres	
Total	154.00 acres	(Gross Taxable)

Tract 2 -

Cropland	157.86 acres	
Total	155.93 acres	(Gross Taxable)

FSA Information:

Tract 1 -

Crop	Base	Yield
Corn	126.68 acres	151 bushels
Soybeans	27.87 acres	32 bushels

Tract 2 -

Crop	Base	Yield
Corn	80.00 acres	153 bushels
Soybeans	72.90 acres	37 bushels

Taxes:

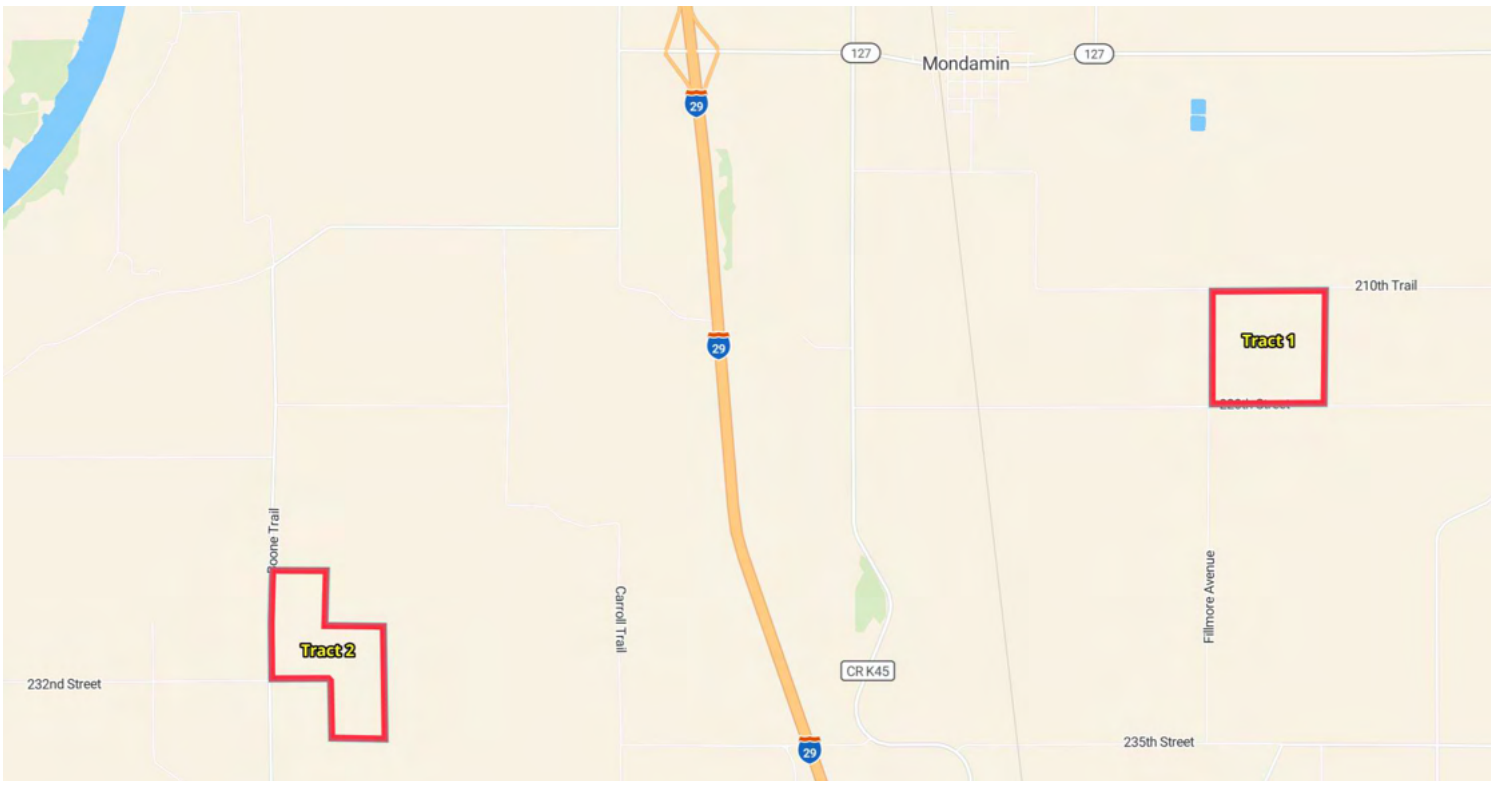
Tract 1 -

- 2025 Taxes $4,454.00
- Drainage Tax $284.11

Tract 2 -

- 2025 Taxes $4,728.00
- Drainage Tax $273.62

Location Map



Tract 1:

Aerial Map



Soil Map

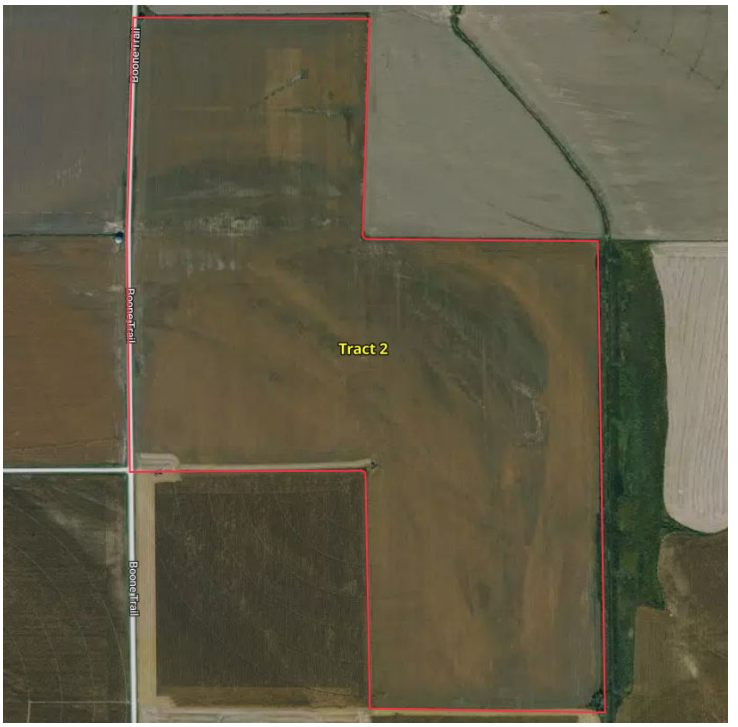


60.6/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	866	Luton silty clay, thin surface	76.5%	123.5	3w	--	52
●	46	Keg silt loam	14.9%	24.1	1	--	90
●	446	Burcham silt loam	4.5%	7.2	1	--	89
●	36	Salix silty clay loam	2.4%	3.9	1	--	97
●	67	Woodbury silty clay	1.4%	2.2	3w	--	65
●	66+	Luton silt loam, overwash	0.3%	0.5	3w	--	52

Tract 2:

Aerial Map



Soil Map



63.4/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	34.5%	54.4	2w	2w	67
	156	Albaton silty clay, 0 to 2 percent slopes, occasionally flooded	32.8%	51.8	3w	3w	52
	144	Blake silty clay loam	14.7%	23.2	1	1	92
	515	Percival silty clay	7.9%	12.5	2w	2w	50
	538	Carr very fine sandy loam	5.2%	8.3	3s	--	50
	549	Modale very fine sandy loam	3.9%	6.1	2s	--	69
	514	Grable silt loam	1.0%	1.5	2s	--	46
	157	Albaton silt loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0	3w	--	34

Tract 1:









Tract 2:









For Sale By Bid 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 December 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 the closing agent.

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 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 paid equally by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 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 the closing agent.

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. Both the Seller and the Buyer(s) will pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For Sale by Bids: Written bids will be received at the office of Farmers National Company c/o Eric Mueller, 11516 Nicholas Street, Suite 100, Omaha, NE 68154 or at EMueller@FarmersNational.com. All bid forms must be received on or before Tuesday, November 10, 2026 at 12:00 PM CST time.

Bids should be for the total dollar amount and not per acre.Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 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: Carol S Green Kirsch Revocable Trust

Additional Comments: Buyer Broker participation encouraged. Contact agents for details.

FARMERS NATIONAL COMPANY
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