



**Farmers
National
Company™**

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A-22964

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FOR MORE INFO!**



PUBLISHED MINIMUM RESERVE ONLINE AUCTION

222.2± Acres, Pottawattamie and Shelby Counties, Iowa

Bidding starts | Monday, March 16, 2026, at 8:00 AM

Bidding closes | Thursday, March 19, 2026, at 1:00 PM

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

Highlights:

- **Excellent add-on farm or investment farm with high ROI near Avoca, Iowa!**
- **Under lease for 2026, Buyer to receive cash rent credit at closing!**
- **Average CSR2 of 69.3, easy access to Interstate 80 and grain markets!**
- **Published Minimum Reserve of \$10,500 per acre or \$2,333,100**



For additional information, please contact:

Clint Freund, AFM/Agent

(712) 243-4278 or (515) 835-1706

CFreund@FarmersNational.com

Property Information

Directions to Property:

From I-80 Exit 40 (Avoca Exit), travel north on Highway 59 to County Road F66, travel west on CR F66 one mile to Juniper Road, turn south on Juniper Road, Juniper Road curves into York Road, travel west one-half mile, farm is on the north side of York Road.

Legal Description:

222.2± acres described as Parcel #22065 in Frl W1/2NW1/4 Sec. 5 & NE1/4 Sec. 6, Twp 77N, Rge 39W of the 5th P.M., Pottawattamie County, Iowa and the SE1/4SE1/4 Sec. 31, Twp 78N, R39W of the 5th P.M., Shelby County, Iowa.

Property Description:

Highly Tillable Farm Near Avoca, Iowa — Strong CSR2 and Immediate ROI.

Located along the Pottawattamie/Shelby County line, this exceptional tract offers a rare combination of productivity, strong market access, and recent capital improvements. Just minutes from Interstate 80, the farm is ideally positioned for efficient grain transport, with quick access to ethanol plants as well as multiple nearby grain elevators.

With an average CSR2 of 69.3, this farm is well-suited for consistent, long-term crop production. Significant recent improvement work enhances both functionality and conservation, including 7,986 feet of rebuilt terraces and 815 feet of newly constructed terraces.

This is a strong, well-improved, and conveniently located farm—an ideal opportunity for producers or investors seeking dependable performance and instant income.

Farm Data:

Cropland	212.29 acres
Non-crop	<u>9.91 acres</u>
Total	222.20 acres

FSA Information:

	Base	Yield
Corn	107.55 acres	165 bushels
Soybeans	107.20 acres	50 bushels

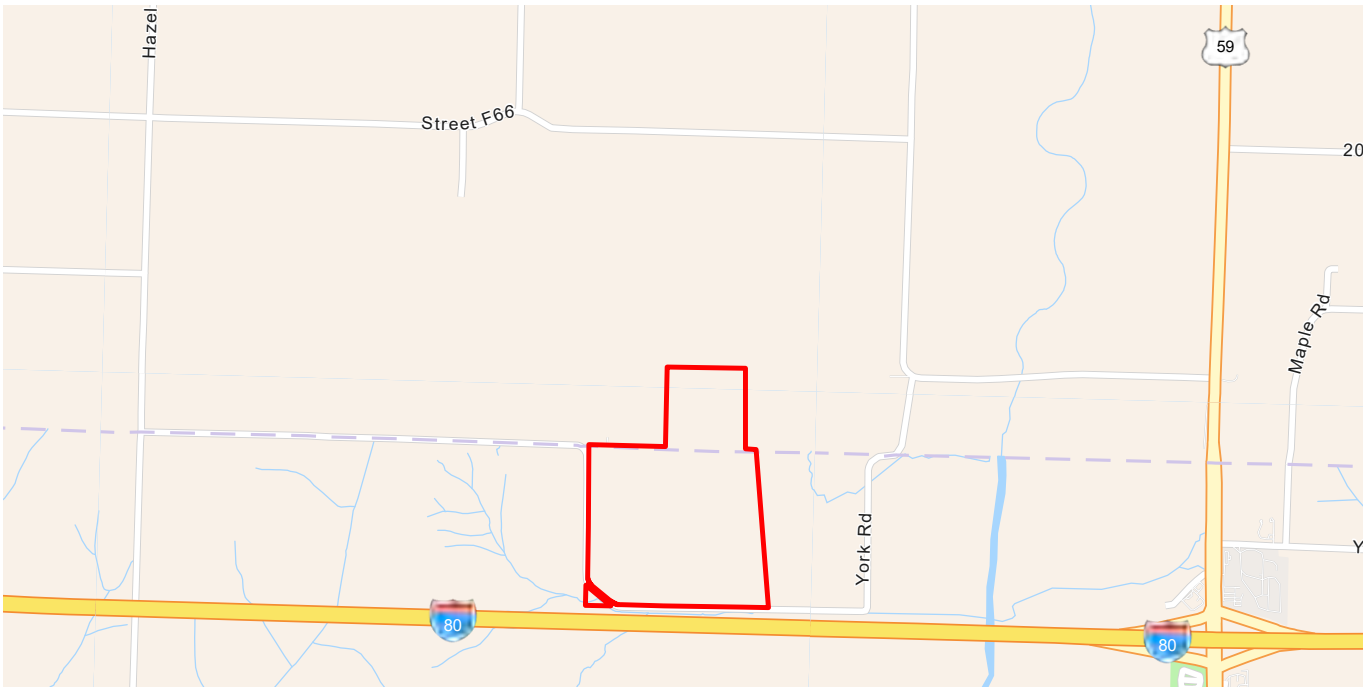
2024 Taxes:

\$7,788

Lease Comments:

The farm is leased for the 2026 crop season, offering buyers an excellent turnkey investment. The purchaser will receive the 2026 cash rent of \$71,940 at closing, providing an immediate and attractive return from day one. The lease will be terminated prior to closing. Possession will be granted at closing subject to tenant rights.

Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	CSR	ACRES
10000	Monona silty clay loam, 14 to 20 percent slopes, eroded	IVe	46	25.57
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	IIE	92	30.47
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	IIw	87	20.54
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	IIIe	60	13.42
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	IIE	81	0.44
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	IIIe	87	39.98
10000	Monona silt loam, 14 to 20 percent slopes, severely eroded	IVe	38	21.22
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	IIIe	85	10.77
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	IIIe	53	14.91
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	IIIe	87	10.27
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	IIIe	79	3.45
1000	Monona silt loam, 14 to 20 percent slopes, eroded	IVe	45	10.82
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	IIIe	32	5.52
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	IIIe	87	2.35
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	IIIe	60	2.18
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	IIIe	86	6.01
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	IVe	14	3.34
TOTAL			69.27	221.28



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 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 April 21, 2026, or such other date agreed to by the parties. Subject to current lease, which expires February 28, 2027.

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 Farmers National Company.

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. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 21, 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 Farmers National Company.

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 Seller 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 one individual tract. **All bids are open for advancement starting Monday, March 16, 2026, at 8:00 AM until Thursday, March 19, 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 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. All three tracts will remain open until the time expires.

Approval of Bids: Absolute auction with a published minimum bid of \$2,333,100.00 (\$10,500 per acre).

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 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: Dennis R. Schworer, LLC

Online Bidding Procedure: This online auction begins on **Monday, March 16, 2026, at 8:00 AM. Bidding closes on Thursday, March 19, 2026, at 1:00 PM.**

To register and bid on this auction go to: **www.FNCBid.com**

Bidders can also bid in person at the Farmers National Company office located at 11516 Nicholas Street, Suite 100, Omaha, NE 68154. Please make arrangements with agent prior to the auction to bid at the office.

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.