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FOR MORE INFO!



# ONLINE AUCTION

**178.57± Acres, Atchison County, Missouri**

**Bidding starts | Wednesday, March 18, 2026 at 8:00 AM**

**Bidding closes | Monday, March 23, 2026 at 12:00 PM**

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

## Highlights:

- Farms are close to grain markets in Hamburg, Iowa, and Rock Port, Missouri
- Farms are accessible by good farm to market roads
- Prime wildlife habitat



**For additional information, please contact:**

**Ryan Sadler, AFM, Agent | (712) 371-9873**  
**RSadler@FarmersNational.com**

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## Property Information

### Directions to Property:

**Tract 1:** Travel west of Rock Port, Missouri, on Highway 136 two miles to the intersection of Highway 136 and 275. Travel north six miles to the intersection of Highway 275 and 150th Street. Travel West one-quarter mile. Tract one is on the south side of the road.

**Tract 2:** is another quarter mile west and on the south side of the road.

**Tract 3:** From the intersection of Highway 275 and J64 on the east side of Hamburg, Iowa, travel mostly south and then east until you intersect with Highway CC. From that intersection, travel north on Highway CC one-half mile and the farm is on the west side of the road.

### Legal Description:

**Tract 1:** The NW1/4 of the NE1/4 of Section 27 township 66 Range 41, 39.08+/- taxable acres.

**Tract 2:** The W1/2 of the NE 1/4 of the NW1/4 Section 27 township 66 range 41, 19.69+/- taxable acres.

**Tract 3:** The S1/2 of the NE1/4 and the NE1/4 of the SE1/4 of Section 12 township 66 Range 42, 119.80+/- taxable acres.

### Property Description:

These tracts have good location to local markets as well as productive soils. The tillable acres produced over 60 bushel soybeans in 2025. These tracts would make a nice addition to your existing farm land portfolio as well as provide some recreational opportunities.



### Farm Data:

#### Tract 1:

Cropland 40.11 acres

#### Tract 2:

Cropland 18.69 acres

Woods 1.72 acres

#### Tract 3:

Cropland 106.31 acres

Woods 16.28 acres

\*Of the 106.31 acres that are tillable, 40.4 acres were farmed in 2025.

### FSA Information:

<b>Tract 1</b>		
	<b>Base</b>	<b>Yield</b>
Corn	19.4 acres	93 bushels
Oats	.7 acres	49 bushels
<b>Tract 2</b>		
	<b>Base</b>	<b>Yield</b>
Corn	8.7 acres	93 bushels
Oats	.3 acres	49 bushels
<b>Tract 3</b>		
	<b>Base</b>	<b>Yield</b>
Corn	37.40 acres	93 bushels
Oats	1.80 acres	49 bushels

### 2025 Taxes:

**Tract 1:** \$178.91

**Tract 2:** \$ 86.92

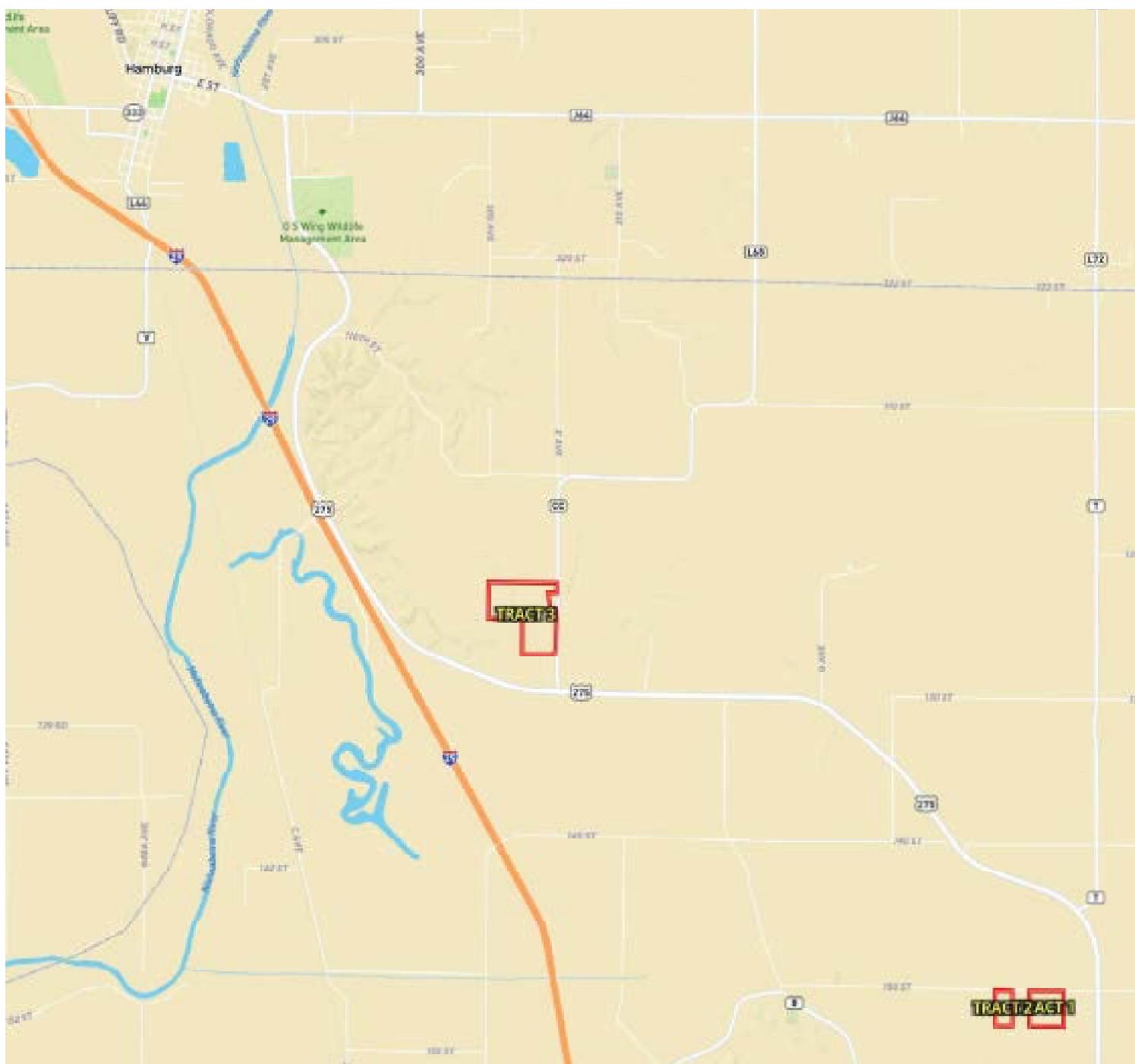
**Tract 3:** \$531.68

### Additional Comments:

Current lease is a cash lease that expires February 28, 2027. Sellers are retaining 2026 cash rent income.

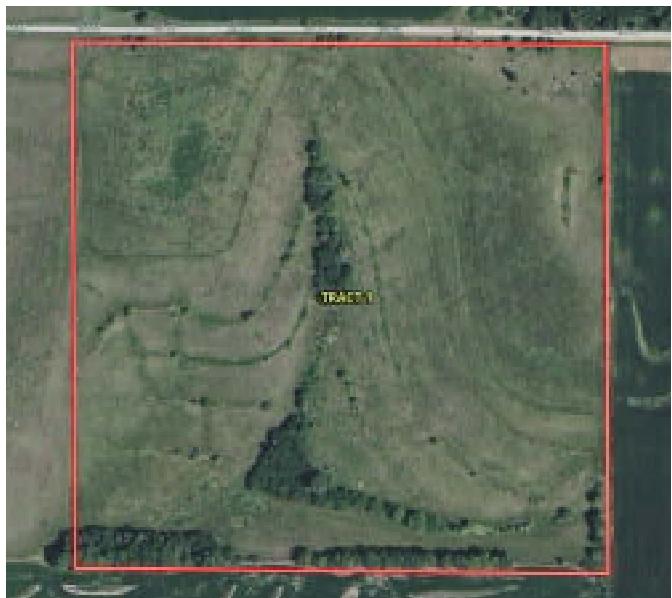


## Property Location Map



## Tract 1

Aerial Map



Soil Map

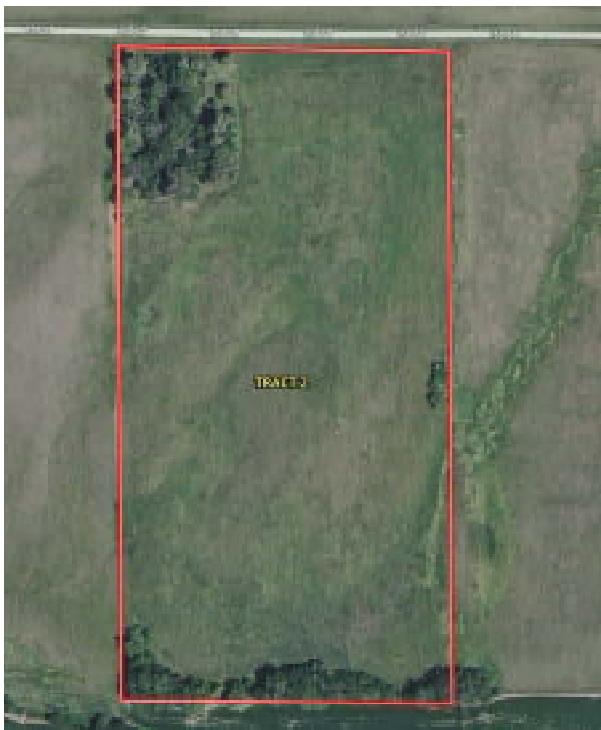


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10033	Ida silt loam, 14 to 25 percent slopes, eroded	27.59	68.87	0	55	6e
10110	Monona silt loam, 5 to 9 percent slopes, eroded	12.47	31.13	0	81	3e
<b>TOTALS</b>		<b>40.06( * )</b>	<b>100%</b>	<b>-</b>	<b>63.09</b>	<b>5.07</b>



## Tract 2

Aerial Map



Soil Map

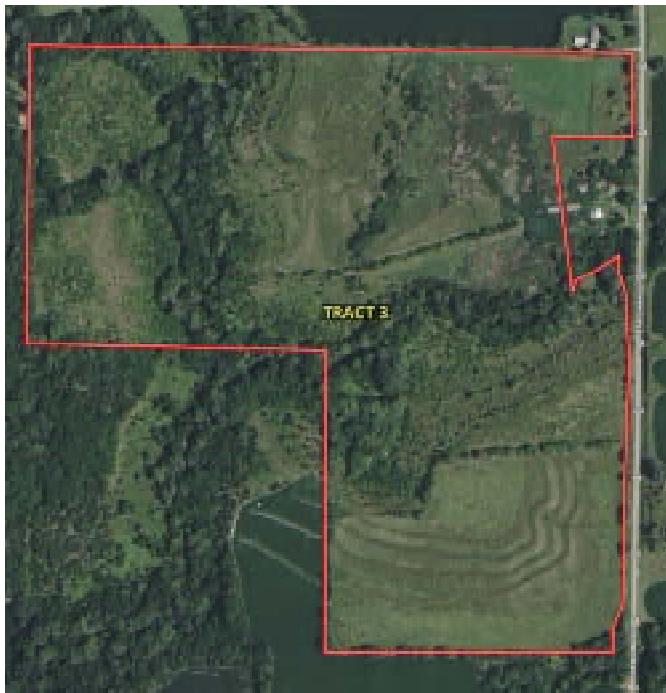


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
10033	Ida silt loam, 14 to 25 percent slopes, eroded	12.18	60.96	0	55	6e
10110	Monona silt loam, 5 to 9 percent slopes, eroded	7.79	38.99	0	81	3e
13560	Napier silt loam, 2 to 5 percent slopes	0.01	0.05	0	89	2e
TOTALS				19.98( )	100%	65.15 4.83



## Tract 3

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCPI	CAP
10033	Ida silt loam, 14 to 25 percent slopes, eroded	45.22	38.98	0	55	6e
10034	Ida silt loam, 9 to 14 percent slopes, eroded	33.51	28.89	0	68	3e
13628	Napier-Gullied land complex, 5 to 14 percent slopes	16.37	14.11	0	12	4e
10109	Monona silt loam, 2 to 5 percent slopes	12.55	10.82	0	88	2e
10110	Monona silt loam, 5 to 9 percent slopes, eroded	8.36	7.21	0	81	3e
TOTALS		116.0 1(*)	100%	-	58.13	4.2



# 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 23, 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 First American Title Company, St. Joseph, MO.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on April 23, 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 First American Title Company.

**Sale Method:** The real estate will be offered in three individual tracts. **All bids are open for advancement starting Wednesday, March 18, 2026, at 8:00 AM, until Monday, March 23, 2026, at 12:00 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 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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 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:** Jade Hughes, Jordan Hughes, Jasmine Chaney

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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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



**Tract 1**



**Tract 2**



**Tract 3**



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